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PILCHER**

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- Extended 3 Bed Det Bungalow
- Popular South Side Location
- Double Glazing, GFCH
- Private Gardens Side & Rear
- Double Length Tandem Garage
- Energy Efficiency Rating: C

Broadmead, Tunbridge Wells

GUIDE £550,000 - £575,000

woodandpilcher.co.uk

33 Broadmead, Tunbridge Wells, TN2 5RN

Set upon the much requested southern side of Royal Tunbridge Wells is where you will find this extended three bedroom detached bungalow with well maintained gardens to three sides, plenty of off road parking and a double length tandem garage. The property is being offered with no forward chain and has a range of features which include double glazing, gas central heating via radiators, a good sized sitting room, a generous kitchen/breakfast room as well as a separate dining room and the bathroom has been fitted with a modern white suite. Local amenities including the Sainsbury's superstore are within a comfortable walking distance and with the scarcity of bungalows being available in the market and the demand we are experience for such property, we have no hesitation in recommending interested buyers view without delay.

The accommodation comprises. Double glazed entrance door with side window to:

ENTRANCE PORCH:

Tiled floor, coat hanging space, glazed door with side window to:

ENTRANCE HALL:

Coved ceiling, radiator with decorative cover, power point, large recessed storage cupboard, access to loft space.

SITTING ROOM:

Two radiators, one with decorative cover, double aspect windows to front and side, coved ceiling, power points, TV point, wall lighting. Door to:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of pine fronted wall and base units with work surfaces over. One and a half bow single drainer sink unit with mixer tap. Space for dishwasher and washing machine. Electric hob with filter hood above, eye level electric double oven. Cupboard concealing the wall mounted gas fired boiler, single radiator. Part pine panelled walls and part tiling adjacent to worktops, tile effect flooring. Wood panelled ceiling with downlights. Double glazed side door, two rear windows overlooking the garden. Door connecting to:

DINING ROOM:

Coved ceiling, single radiator, power points, dado rail, double glazed windows and door leading to the rear garden. Further door connecting to:

BEDROOM 2:

Power points, coved ceiling, range of fitted wardrobes, double radiator, personal door to garage and further door to entrance hall.

BEDROOM 1:

Single radiator, coved ceiling, built in double wardrobe with cupboard above, window to front.

BEDROOM 3:

Single radiator, coved ceiling, power points, fitted wardrobes and dressing table, internal multi paned window.



BATHROOM:

Comprising of a modern white suite with panelled bath having an electric shower over and mixer tap, pedestal wash hand basin, bidet, low level wc. Marble effect wall boarding, ceramic tiled floor, window to front, towel rail/radiator.

SEPARATE SHOWER ROOM:

Shower cubicle with electric shower, low level wc, corner wash hand basin with mixer tap, single radiator, tiled floor, extractor fan, ceiling downlights, internal glazed window.

GARAGE:

A double length tandem garage with electric up and over door, power, light, meters and fusebox.

OUTSIDE:

The property benefits from a corner plot which has been attractively landscaped to include several paved patios and seating areas, one having a pergola over. Pathways lead around shingle beds and shrub borders to a shaped level lawn. A combination of screen block walling and high fencing provides the plot with privacy which enjoys partially open views to the north. There is an abundance of shrubs, plants, hedging and trees, outside lighting and tap. Gates provide access to both the front and side and a timber shed and brick built workshop provide useful storage.

OUTSIDE FRONT:

The garden is mainly laid to lawn with well stocked borders, mature hedging to the front boundary provides privacy whilst a wide paved pathway gives access to the side and a brick paved driveway leads to the property's entrance and garage.

SITUATION:

The property is well positioned for access to the south side of Tunbridge Wells including the Pantiles, the Old High Street and the mainline railway station alongside access roads to the south coast. The town has a host of independent retailers, restaurants and bars between Mount Pleasant and the Pantiles and further multiple shopping opportunities at the Royal Victoria Place shopping centre, Calverley Road pedestrianized precinct and nearby North Farm. It also offers a mainline railway station with a fast and frequent service to London and the South Coast alongside a well regarded mix of primary, secondary, independent and grammar schools.

TENURE:

Freehold

COUNCIL TAX BAND:

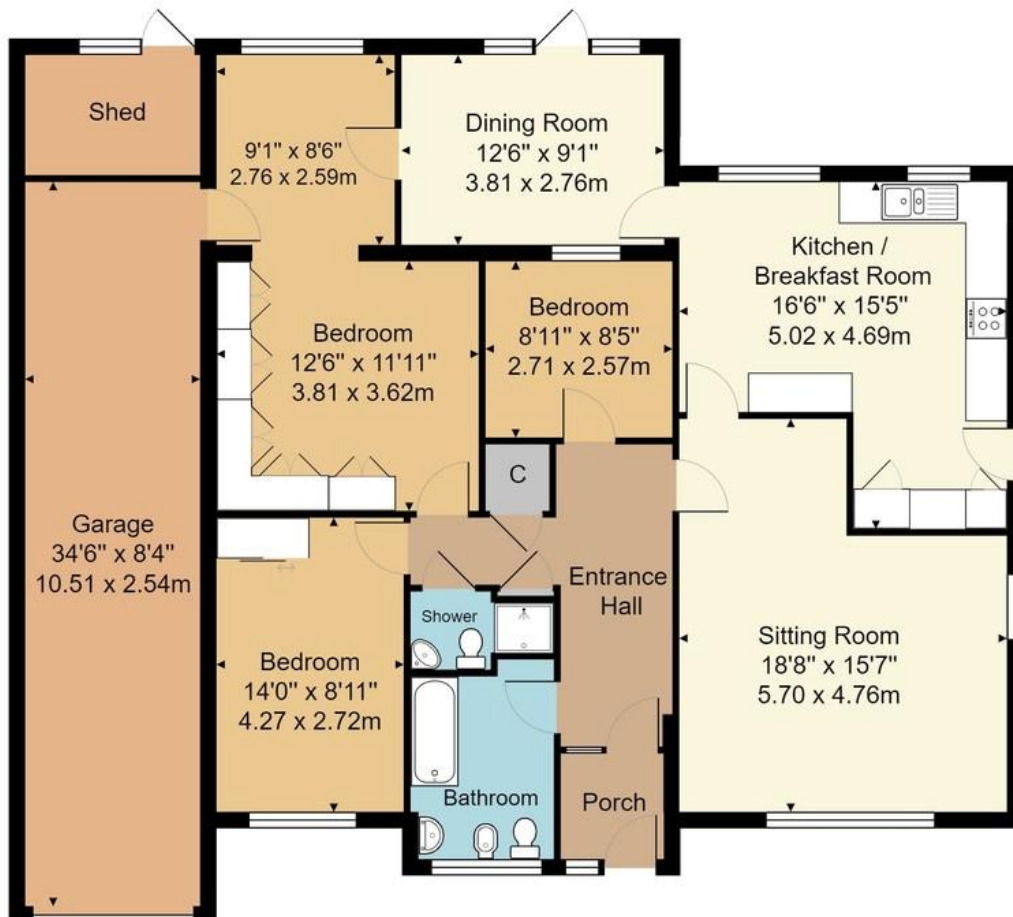
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1285 sq. ft / 119.4 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1651 sq. ft / 153.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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