



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Three Bedrooms
- Two Reception Rooms
- Pretty Gardens
- On Road Parking
- Energy Efficiency Rating: E

High Brooms Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

7 High Brooms Road, Tunbridge Wells, TN4 9DA

Offered to the market for the first time in 70 years is this Victorian semi-detached property situated within 0.3 miles of the main line station, well regarded schools and local shops and amenities.

Comprising a traditional layout for this period of house there are two reception rooms with one at the front and the other at the rear and then leading through to the kitchen. The shower room and separate WC are also located downstairs.

Upstairs there are three bedrooms, with two being double rooms and a single room and it should be noted one comes off the other.

Outside there are well kept gardens comprising mainly lawn, a mature boundary hedge and shed.

Requiring a full program of modernisation there is electric heating only in some rooms, however it does have the benefit of double glazing throughout. Being sold with NO CHAIN this property offers tremendous potential to an enthusiastic buyer.

Double glazed front door leading into:

ENTRANCE HALL:

Stairs to first floor.

SITTING ROOM:

Double glazed window to front, gas fire with tiled hearth, electric storage heater.

DINING ROOM:

Double glazed window to rear, gas fire with tiled hearth, understairs cupboard.

KITCHEN:

Wall and floor cupboards and drawers with laminate worksurface, sink unit with drainer and hot and cold taps, double glazed window to side, double glazed door to garden, space for cooker and fridge, space and plumbing for washing machine, part tiled walls.

WC:

Frosted double glazed window to side, wc, tiled walls.



SHOWER ROOM:

Frosted double glazed window to side, basin with cupboard underneath, shower cubicle with electric shower wall mounted water heater, electric heater and heated towel rail.

BEDROOM:

Double glazed window to front, electric heater, built in cupboard.

BEDROOM:

Double glazed window to rear, built in wardrobe.

BEDROOM:

Double glazed window to rear, basin, electric heater.

OUTSIDE FRONT:

Wrought iron fence and gate leading to paved front garden and pathway to the front door.

OUTSIDE REAR:

Mainly laid to lawn with a mature boundary hedge, shed and side access.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

TENURE:

Freehold.

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor

First Floor

Total Area: 856 ft² ... 79.5 m² (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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 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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