



BROADCROFT  
TUNBRIDGE WELLS - £795,000



# 1 Broadcroft

Tunbridge Wells, TN2 5UG

**An incredible opportunity to create a substantial detached family home including an integrated annexe whilst occupying an elevated position with views.**

**Current Accommodation Includes - Internal Entrance Porch - Entrance Hall - Downstairs Cloakroom - Sitting Room - Dining Room - Kitchen - Utility Room/Shower - First Floor Landing - Four Well Proportioned Bedrooms - Bathroom - Gas Fired Warm Air Central Heating - Double Garage - Mature Front & Rear Gardens - Planning Consent Ref. 23/01133/FUL For The Erection Of A Two Storey Side Extension And Construction Of New Ancillary Granny Annexe Above A New Double Garage**

Full planning permission for a two storey side extension and double garage beneath provides a real opportunity to create an individual detached Neo Georgian residence occupying an elevated position upon the entrance to a small cul de sac. The property currently is arranged as a well proportioned four bedroom home with two reception rooms, kitchen and utility/shower room and would benefit from some modernisation and updating should you not decide to pursue the overall redevelopment of the property. The consented planning permission will allow the creation of an annexe to include bedroom, open plan living room, kitchen and shower room, whilst at first floor there are two additional double bedrooms and bathroom to compliment the existing four bedrooms and single bathroom already within the property. The large garage situated beneath the accommodation will have a useful internal staircase leading up into the main house. With mature gardens front and rear and distant forward views towards Hungershall and Nevill Park this really is an opportunity that should not be missed and interested applicants are encouraged to view without delay.





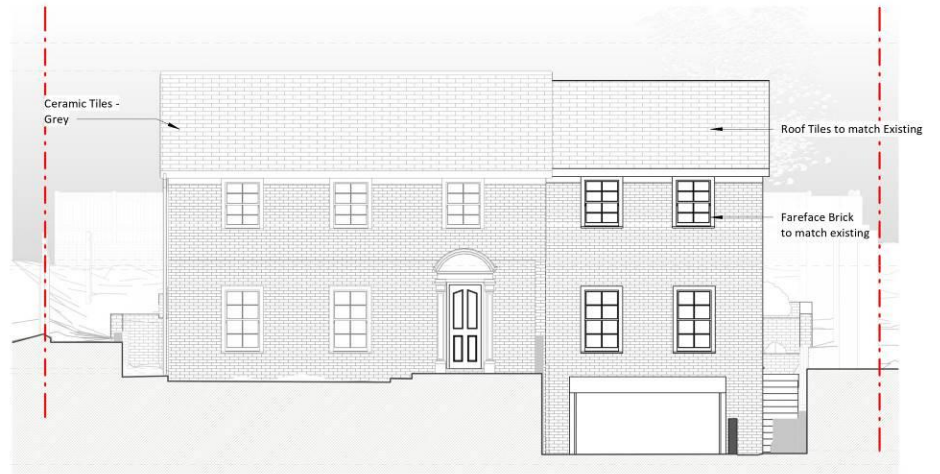
06-Left Side Elevation - Existing



05-Front Elevation - Existing



17-Left Side Elevation-Proposed



16-Front Elevation-Proposed



The accommodation comprises panelled entrance door to:

**INTERNAL ENTRANCE PORCH:**

Wood block flooring, wall lighting, multi paned door and side window to:

**ENTRANCE HALL:**

Wood block flooring, understairs storage cupboard, coved ceiling, power points, central heating thermostat.

**DOWNSTAIRS CLOAKROOM:**

Low level wc, wall mounted wash hand basin with tiled splashback, wood block flooring, warm air vent, side window.

**SITTING ROOM:**

Wood block flooring, warm air vent, coved ceiling, wall lighting. Two windows to front and two windows to side. Connecting door to:

**DINING ROOM:**

Wood block flooring, coved ceiling. Windows to rear and side, French door to garden. Door to:

**KITCHEN:**

Fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Space for an electric cooker. Space for fridge/freezer. Tiled floor, cupboard housing the 'Johnson & Starley' gas fired warm air boiler. Window to rear. Archway to:

**UTILITY ROOM/SHOWER:**

Deep white Butler style sink, space and plumbing for washing machine and dishwasher, worktop above, tiled floor. Shower cubicle with electric shower. Window to rear and part glazed door to side.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:**

Window to side, access to loft space, built in airing cupboard containing the hot water tank with shelving above, warm air vent.

**BEDROOM:**

Window to front, recessed hanging space, warm air vent, power points.

**BEDROOM:**

Window to rear, warm air vent, power points.

**BEDROOM:**

Two windows to front, built in double wardrobe, warm air vent, power points.

**BEDROOM:**

Window to rear, warm air vent, power points.

**BATHROOM:**

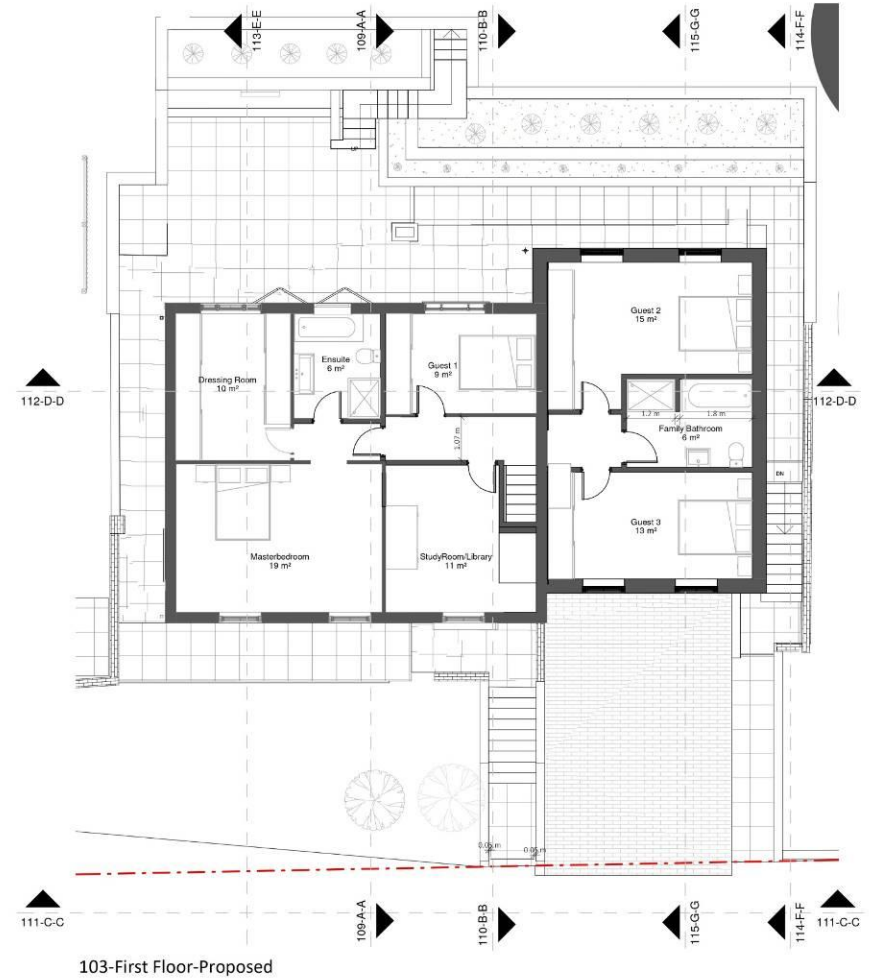
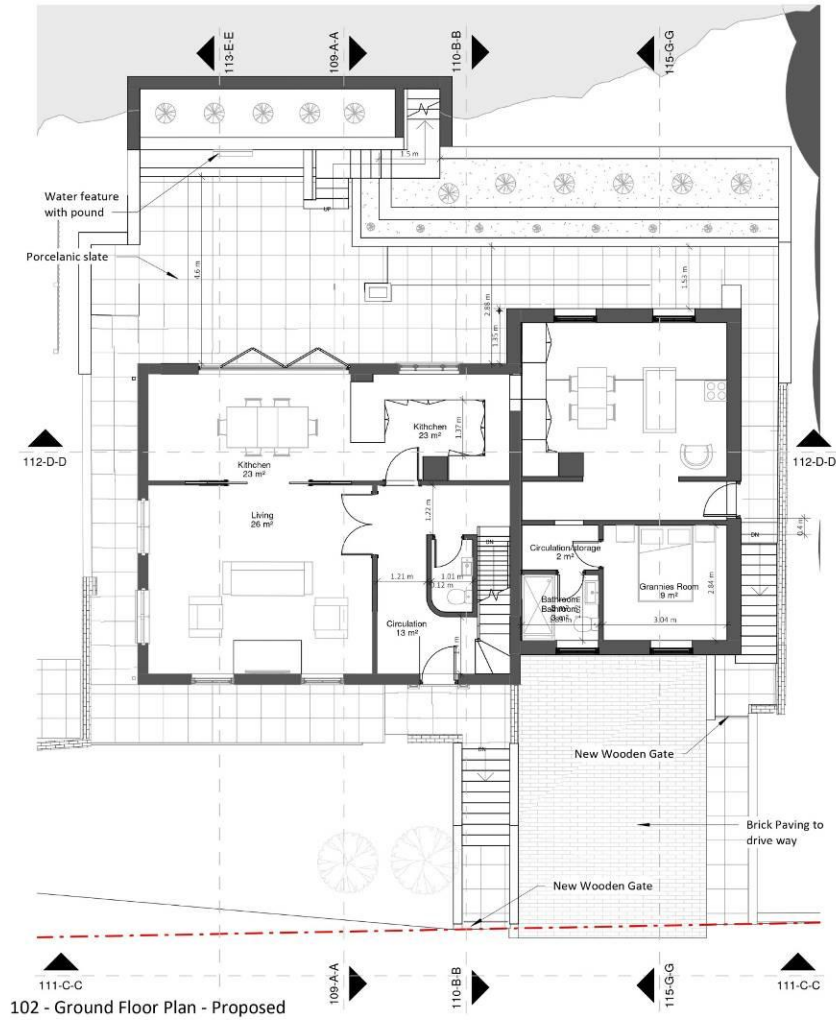
Panelled bath, low level wc, pedestal wash hand basin. Vinyl flooring, warm air vent. Window to rear.

**OUTSIDE REAR:**

Paved path to rear and side. Steps lead up to the garden, being mainly lawned with fencing to rear and sides. Side access to front.

**OUTSIDE FRONT:**

Tiered garden with pathway and steps leading up to the property's entrance. Driveway leads to an attached double garage with twin up and over doors.



**SITUATION:**

The property is located on the highly desirable southern side of Royal Tunbridge Wells, approximately 1 mile from the main line station providing services into London within approximately 48 minutes travelling time. The main town centre offers a wide variety of shops, restaurants and bars. The historic Pantiles, famous for its pavement cafes and bars is host to a number of activities including the Farmers Market and Jazz evenings, whilst other recreational facilities include local parks, two theatres and a selection of sports clubs, including, rugby, tennis and golf. There is access to a wide range of excellent schools for both boys and girls of all age groups, both state and independent.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

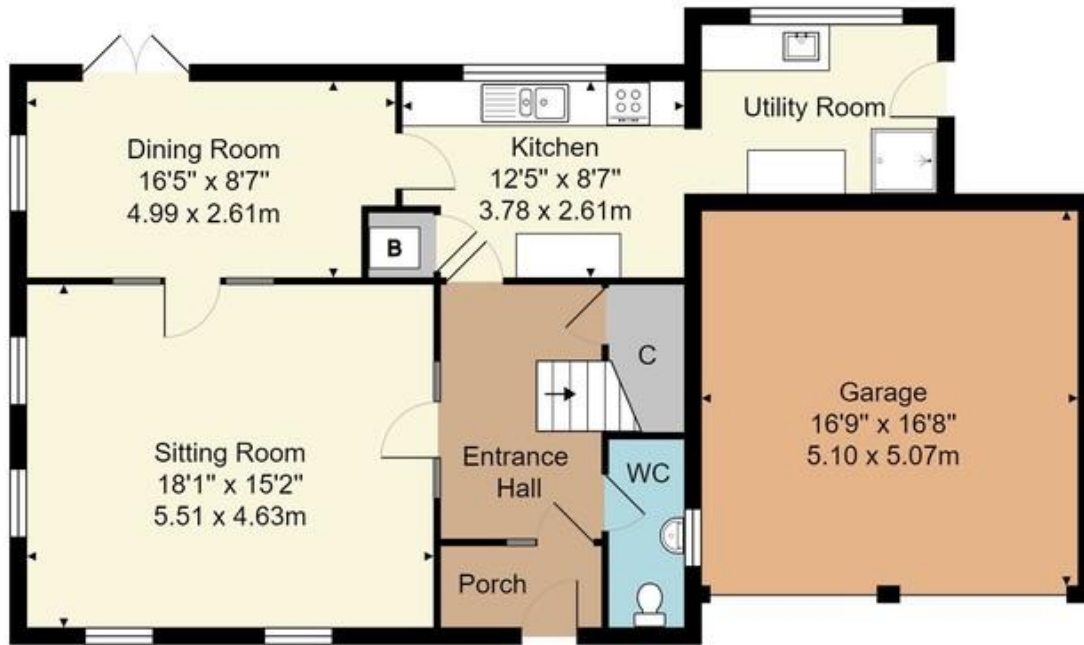
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Warm Air Central Heating

Planning Permission - Plans passed to extend existing accommodation





**Ground Floor**



**First Floor**



House Approx. Gross Internal Area 1501 sq. ft / 139.4 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1801 sq. ft / 167.3 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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