

47 Broadwater Rise, Tunbridge Wells Kent TN2 5UD

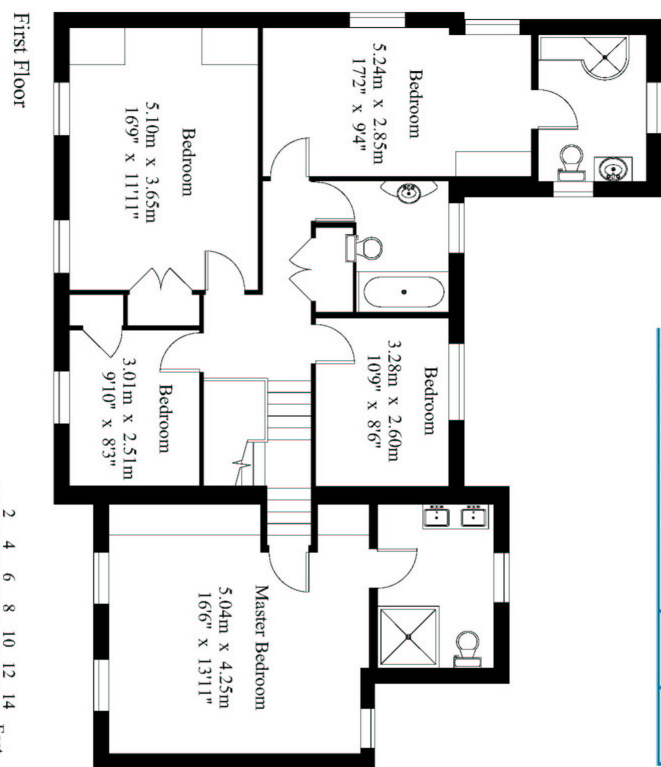
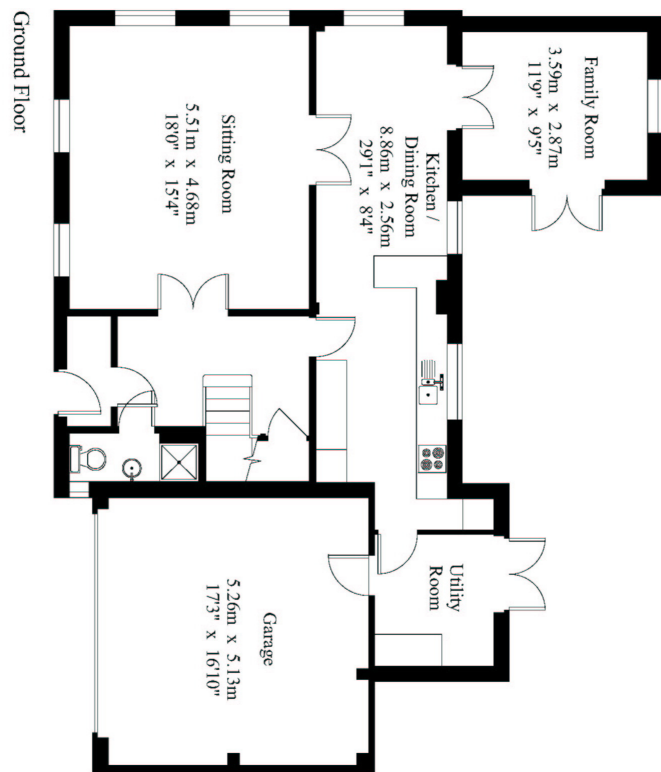


An extremely well presented 5 bedroom, 3 bathroom family house in an attractive setting. Located on high ground in an excellent residential area, 0.9 miles of the central station

Entrance Hall Hall Cloak/Shower Room Sitting Room Family Room
Fitted Kitchen/Dining Room Utility Room Master Bedroom with En-suite Shower Room
Guest Bedroom with En-suite Shower Room 3 Further Bedrooms Family Bathroom
Sealed Double Glazed Windows, mostly with Shutters Gas Fired Central Heating Double Garage
Off Road Parking Mature Garden with Lawns, Shrubberies and Specimen Trees

PRICE £850,000 - £875,000 FREEHOLD

47 Broadwater Rise
Gross Internal Area : 225.8 sq.m (2430 sq.ft.)



0 2 4 6 8 10 12 14
1 2 3 4
Foot
Metres
For Identification Purposes Only.
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Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.



THE PROPERTY

- ◆ Attractive, extended Georgian style family house
- ◆ Significantly improved and redecorated within the last two years
- ◆ Impressive entrance hall and hall with deep under stair cupboard
- ◆ Fully tiled cloak/shower room with enclosed Aqualisa shower, basin and low-level WC
- ◆ Beautifully proportioned sitting room enjoying double aspect views and double folding doors
- ◆ Family room with double aspect views, sealed double glazed doors to the garden, inset ceiling lights and internal glazed double doors to the dining room
- ◆ Fitted kitchen/dining room with ranges of matching eye-level cupboards and base units with 'granite' work surfaces and breakfast bar. Appliances include integrated dishwasher, Bosch double oven, gas hob and extractor. There are inset ceiling lights and a slate floor throughout the room
- ◆ Separate utility room with plumbing for washing machine, double doors to the garden, inset ceiling lights and a slate floor
- ◆ Master bedroom with extensive built-in wardrobes and an en-suite shower room comprising walk-in shower, his and her basin with mirrored cabinets above, low-level WC, chrome towel rail and inset ceiling lights
- ◆ The guest bedroom suite has a double wardrobe and an en-suite shower room with shower, basin with mirrored cabinet above, low-level WC, chrome heated towel rail, part tiled walls and tiled floor
- ◆ 3 further bedrooms, the largest double bedroom having built-in wardrobes and wardrobes and cupboards either side of the bed recess
- ◆ The family bathroom has a bath with Aqualisa shower, pedestal basin, chrome heated towel rail, low-level WC with a concealed cistern and fully tiled walls

OUTSIDE

- ◆ Double garage of integral construction having an electric door and housing the Valliant gas fired boiler with programmer, electric and gas meters
- ◆ The front garden has a drive and provides multiple off road parking. There is an area of lawn, shrubs, standard roses and specimen trees
- ◆ The large rear garden has an expanse of lawn and a fine specimen copper beech tree, patios and a decked terrace. Other features include a path to the side, fenced boundaries, outside lights and tap

SITUATION

- ◆ The property is approximately 0.9 of a mile from the mainline station which offers a commuter service to London Charing Cross and Cannon Street
- ◆ In Tunbridge Wells there are comprehensive shopping facilities, leisure amenities and highly regarded state and private schools
- ◆ In the nearby Pantiles and High Street there are cafes and restaurants

PRACTICALITIES

- ◆ Tunbridge Wells Borough Council Tax Band G
- ◆ Tenure Freehold
- ◆ All main services connected
- ◆ Double glazed windows, most with attractive shutters
- ◆ Gas fired central heating
- ◆ Alarm

DIRECTIONS

From our offices in Vale Road, proceed into the London Road in a southerly direction and go toward the Pantiles (A26). At the first mini roundabout turn into Frant Road (A267) and proceed for about half a mile, then turn right into Broadwater Down. After a short distance turn right again into Broadwater Rise, where the property will be found on the right hand side.

VIEWING

Strictly by appointment through Sumner Pridham

