



Brokes Way, Tunbridge Wells, TN4. Freehold.

  
**MARTIN&CO**



## 3 Bedrooms, 1 Bathroom

- FULLY REFURBISHED
- NO CHAIN
- OFF ROAD PARKING
- INTEGRATED APPLIANCES
- NEW CARPETS / OAK FLOORING
- REWIRED THROUGH OUT
- UNDERCOATED, FOR PERSONAL TOUCH

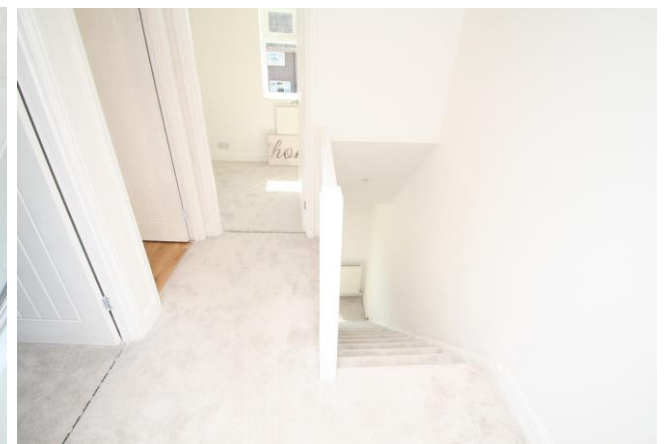
### DESCRIPTION

As you enter the property through the double-glazed door you are greeted by a spacious hallway with under stairs storage. Immediately on your left, you will find a dual aspect front living room with double glazed doors to the patio area.

The lounge has been fitted with split Led downlights, to allow for isolated lighting wherever needed, and chased in TV, HDMI and Sky connections, with the rear power sockets benefitting from USB connections.

Further down the hallway you will find a contemporary kitchen with a range of matching wall, drawer and base units, with worktops surfaces incorporating a 4 burner gas hob ( with wiring for an induction hob) built in chimney style extractor fan with splash back, double oven, microwave, washer dryer (plumbing and space for a slimline dishwasher) and fridge freezer.

Lunar grey tiled flooring, Led downlights, concealed combination boiler and a double-glazed door giving access to the rear garden, with side window.



#### Continued

The first-floor landing has access to all three bedrooms, bathroom and loft, which has the space and size to potentially add two double bedrooms and bathroom.

All three bedrooms upstairs carry the same standard of finish throughout with white primed finished walls and Led down lighting with the second bedroom benefiting from solid wood oak flooring.

The modernised bathroom includes a deep panelled bath with rain fall shower head, vanity sink with mixer tap and a low flush WC. Maple and Atlantic coast coloured tiles to the floor and ceiling. Heated straight towel rail and an obscured rear facing double glazed window

#### Outside

Front gravel driveway with off road parking for several cars. With side access to the rear garden with patio, lawned area and shed to the rear.

#### Situation

Positioned in a popular location within a realistic walking distance to local amenities, St Mathews primary School Ofsted rated: Good and Brokes Wood a short distance away, offering space and fields for keen dog walkers.

#### Transport

The property is very convenient for High Brooms main line station 0.5 miles and T Wells mainline station is just 2.3 miles away. Both offering fast links to London.

#### Shopping & Food

1.7 miles away you have the local retail parks, which offers an Asda supermarket, Marks and Spencer's, John Lewis, Argos, and many more popular retail outlets.

Located within close proximity to the retail parks you have Knights Park Leisure Complex, which includes a multi-screen cinema, health & fitness gym, bowling alley and various restaurants

Tunbridge Wells town centre which is 2.0 miles away, offers further shopping facilities including The Royal Victoria Shopping centre, independent shops, the famous historic Pantiles area, parks, a choice of theatres and sports clubs.

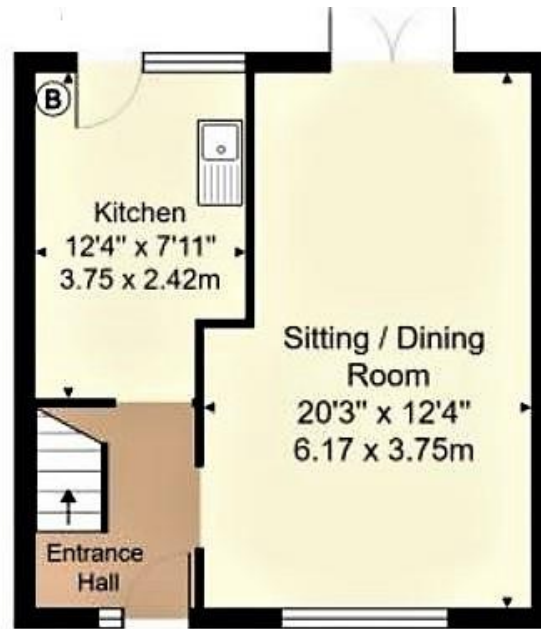








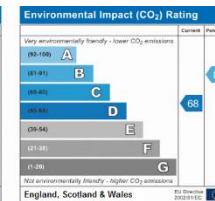
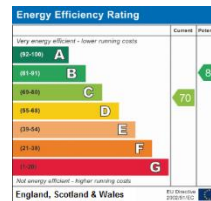




**Ground Floor**



**First Floor**



## Martin & Co Tunbridge Wells

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