



WOOD & PILCHER



- Two Bedrooms
- Large Private Garden
- First Floor Apartment
- Private Entrance
- Modern Kitchen
- Energy Efficiency Rating: D
- Double Glazing

Brokes Way, Tunbridge Wells

GUIDE PRICE £220,000 - £230,000

woodandpilcher.co.uk



42 Brokes Way, Tunbridge Wells, Kent, TN4 0AS

Light and airy well presented two bedroom first floor maisonette with a superb large private garden, located in a quiet cul de sac yet within easy reach of High Brooms Mainline Station.

The private entrance door opens into the light and airy hallway with the staircase leading onto the first floor. Here the open plan living / dining area is a spacious room sitting to the rear of the property and opening onto the modern kitchen to the front of the property. Two good sized bedrooms and the family bathroom complete the living accommodation. Outside is the large landscaped private garden which is a real feature of this lovely property and two large sheds provide superb storage. We highly recommend an early viewing to fully appreciate both the indoor and outdoor space of this well presented apartment.



ENTRANCE HALL:

Frosted double glazed entrance door, radiator with decorative cover, storage cupboard, stairs to first floor.

LANDING:

Loft access, cupboard housing meters and shelving.

LIVING ROOM:

Double glazed window to rear, radiator, feature fireplace, shelving to either side of chimney breast, built in cupboard to one side of chimney breast.

KITCHEN:

Range of wall and floor cupboards and drawers, integrated electric oven and induction hob, space for fridge freezer, space for washing machine, sink and drainer and mixer tap, tiled floor, partly tiled walls, larder cupboard, boiler, double glazed window to front.

BEDROOM:

Double glazed window to rear, radiator.

BEDROOM:

Double glazed window to front, radiator.

BATHROOM:

Frosted double glazed window to front, partly tiled walls, WC, radiator, wash basin in vanity unit, bath with a shower attachment, tiled floor.

OUTSIDE REAR:

Area of lawn, patio area, large storage shed, separate bike shed.

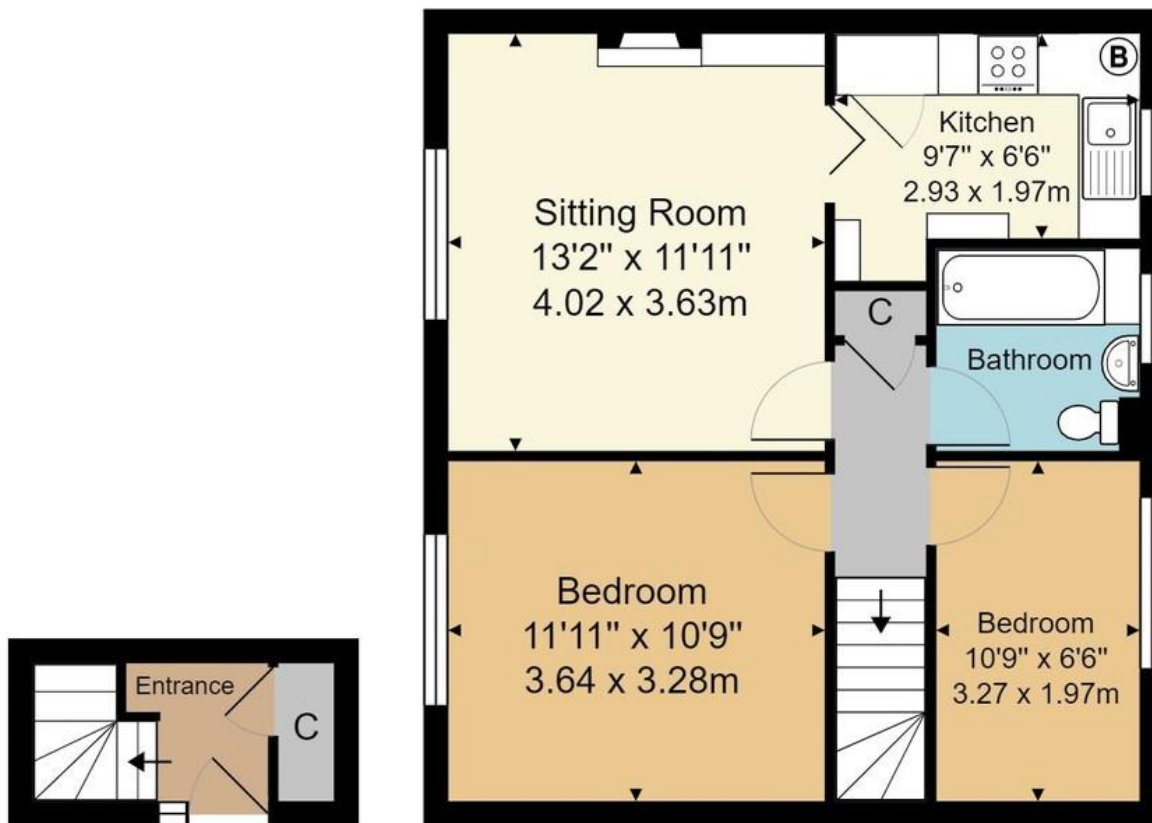
TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor

First Floor

Approx. Gross Internal Area 573 ft² ... 53.2 m²

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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