



WOOD & PILCHER



- Three Bedrooms
- Semi Detached
- Off Road Parking
- Modern Bathroom
- Garden
- Energy Efficiency Rating: D

Brook Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

5 Brook Road, Tunbridge Wells, TN2 3AZ

Well presented three bedroom semi detached family home with off road parking, garden and recently refitted bathroom within walking distance of High Brooms Mainline Train Station.

This spacious three bedroom family home has the benefit of off road parking as well as being close to the main line train station. The light and airy living room sits to the front of the property and has a charming brick surround feature fireplace. To the rear of the property is the modern kitchen which opens directly into the sunny breakfast room with views over the leafy rear garden. The family bathroom completes the accommodation on this floor. Upstairs are three good sized bedrooms. The garden is mainly laid to lawn and has a patio area ideal for outdoor dining. We highly recommend an early viewing to fully appreciate the space of this conveniently located family home.

ENTRANCE PORCH:

Double glazed door

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Tiled floor, window to either side, wood and glazed front door.

ENTRANCE HALL:

Radiator, stairs to 1st floor, phone point.

LOUNGE:

Double glazed window to front, radiator, brick built fireplace with exposed brick hearth (which could be opened) 2 under stairs storage cupboards, picture rail.

CLOAKROOM:

WC, frosted window to side, basin with splashback.

BATHROOM:

Frosted window to rear, panelled bath with thermo control and shower attachment, glass screen, sink in vanity unit with cupboard under.

KITCHEN:

Wall and floor cupboards and drawers with laminate work surface, one and half sink with mixer and drainer, (freestanding) cooker, space and plumbing for washing machine, radiator, breakfast bar, sliding doors to:



DINING ROOM:

Double glazed window to side, double glazed door to garden, window to rear, radiator.

LANDING:

Double glazed window to side, loft access with light. (not boarded)

BEDROOM:

Double room, double glazed window to rear, radiator.

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Double room, double glazed window to rear, radiator, feature fireplace, built in cupboard.

BEDROOM:

Double glazed window to front, radiator, feature fireplace, built in wardrobe.

OUTSIDE REAR:

Side access, outside tap, lawn, brick built shed, compost area, brick built BBQ area with roof cover, mature hedging, flower beds and borders.

OUTSIDE FRONT:

Off road parking for one to front. (with space to enlarge)

TENURE:

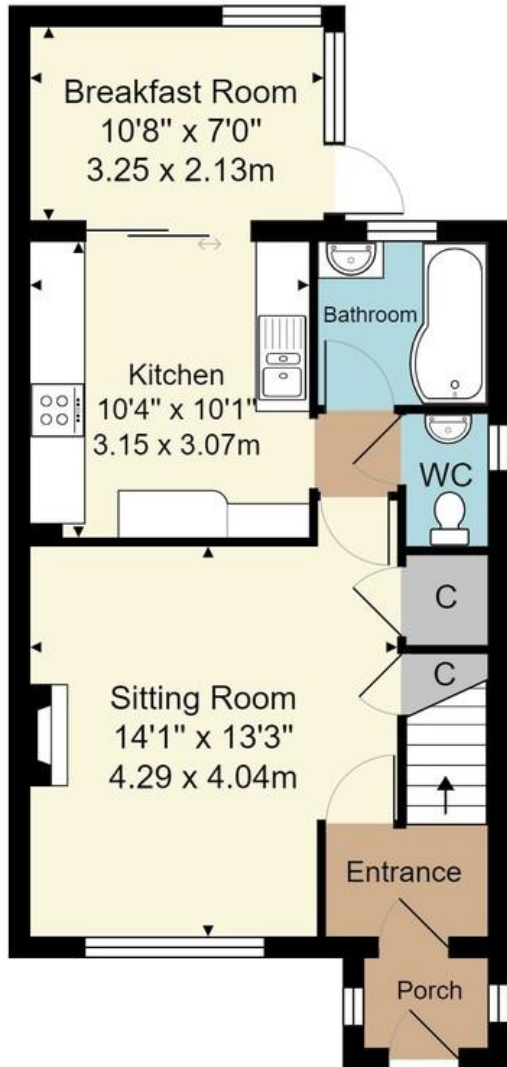
Freehold

VIEWING:

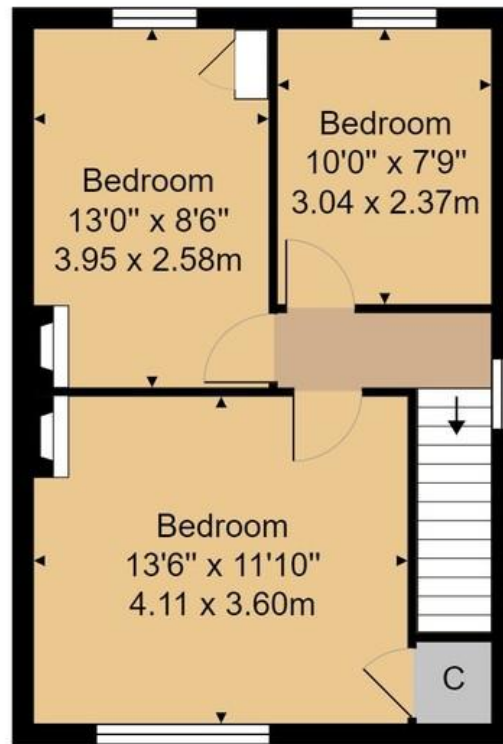
By appointment only Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 927 ft² ... 86.2 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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