

25 Bracken Road, Tunbridge Wells





25 Bracken Road, Tunbridge Wells TN2 3LX

Stylish Immaculate 2-Bedroom House

Accommodation Summary

- End of terrace house
- 2 double bedrooms
- Spacious living room
- Dining/family room
 - Stylish kitchen
 - Utility space
- Modern bathroom
- Off road parking for 2 cars
 - Pretty rear garden
- Close to mainline station



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Behind its smart red brick exterior lies a truly beautiful home which the current owners have cleverly extended and modernised over recent years, creating a real sense of flow and balance.

A block brick driveway and pretty walled front garden welcomes you up to the canopied porch, with plenty of space for coats and shoes.

On your right is the spacious living room, its warm wooden flooring contrasting beautifully with the neutral walls. There is lots of room for large sofas and a woodburning stove adds character and warmth in the colder months.

Behind is the fabulous dining/family room, also accessed directly off the kitchen, which overlooks the garden bringing view of the outside in. For family and entertaining, there is tons of space for both dining and living. A useful guest cloakroom, a concealed home office space and a larder cupboard with storage above deliver all your needs.

Next door the stylish kitchen is well designed with glossy cream units topped with contrasting wooden work surfaces. A utility space with under stairs storage has space and plumbing for appliances.

Climbing the central carpeted stairs to the first floor there are two double bedrooms which are both light and airy spaces, the master bedroom enjoying dual aspect views.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside the garden with its area of lawn, large paved terrace and wooden covered pergola make it perfect for evening entertainment. A large shed caters for all your storage needs and there is side street access.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!





Part opaque glazed entrance door which opens to:

Porch: wooden effect laminate flooring, space for coats and shoes, storage cupboard with shelf and opaque glazed door opening into:

Hallway with French oak wooden flooring and doors opening into:

Living Room: 15'1 x 11'2 front aspect double glazed window overlooking the street, French oak wooden flooring, fireplace with slate hearth, French oak wooden mantle and inset multi fuel wood burning stove, radiator and opening to:

Dining/Family Room: 19'9 x 10'4 rear aspect double glazed window overlooking the rear garden, rear aspect Velux windows, rear aspect French doors opening into garden, oak wooden flooring, plenty of space for dining, deep larder storage cupboard with internal shelf and storage above, door into home office space with fitted desk and shelving, radiator and opening to:

Cloakroom: rear aspect opaque window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, tile effect lino flooring and radiator.

Kitchen: 15'1 x 11 double glazed front aspect window, range of eye and base level units glossy cream units, wooden work tops, space for large range oven, stainless steel and glass extractor fan, stainless steel sink with extendable mixer tap over, space for fridge/freezer, space for dishwasher, tile effect lino flooring, open recess larder cupboard and door into:

Utility: space for appliances, tile effect lino flooring and under stairs storage space.

Stairs up to first floor landing with rear aspect double glazed window, ceiling loft access hatch to boarded and insulated loft with drop down ladder and doors to:

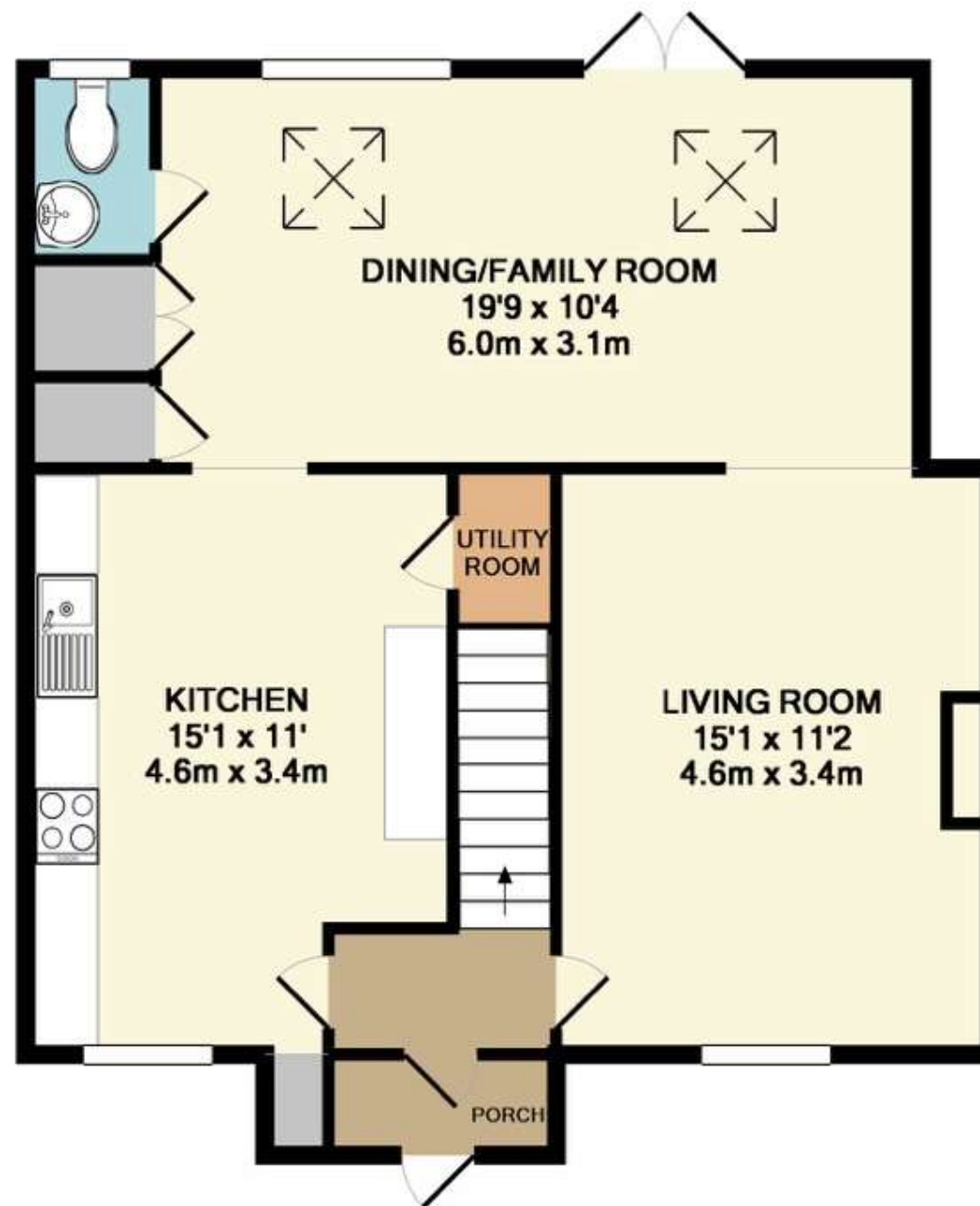
Bedroom 1: 15'1 x 10'11 double glazed front and rear aspect windows, oak wooden effect laminate flooring and radiator.

Bedroom 2: 11'2 x 9'4 double glazed front aspect window, fitted cupboard housing the boiler with shelving for linen, oak wooden effect laminate flooring and radiator.

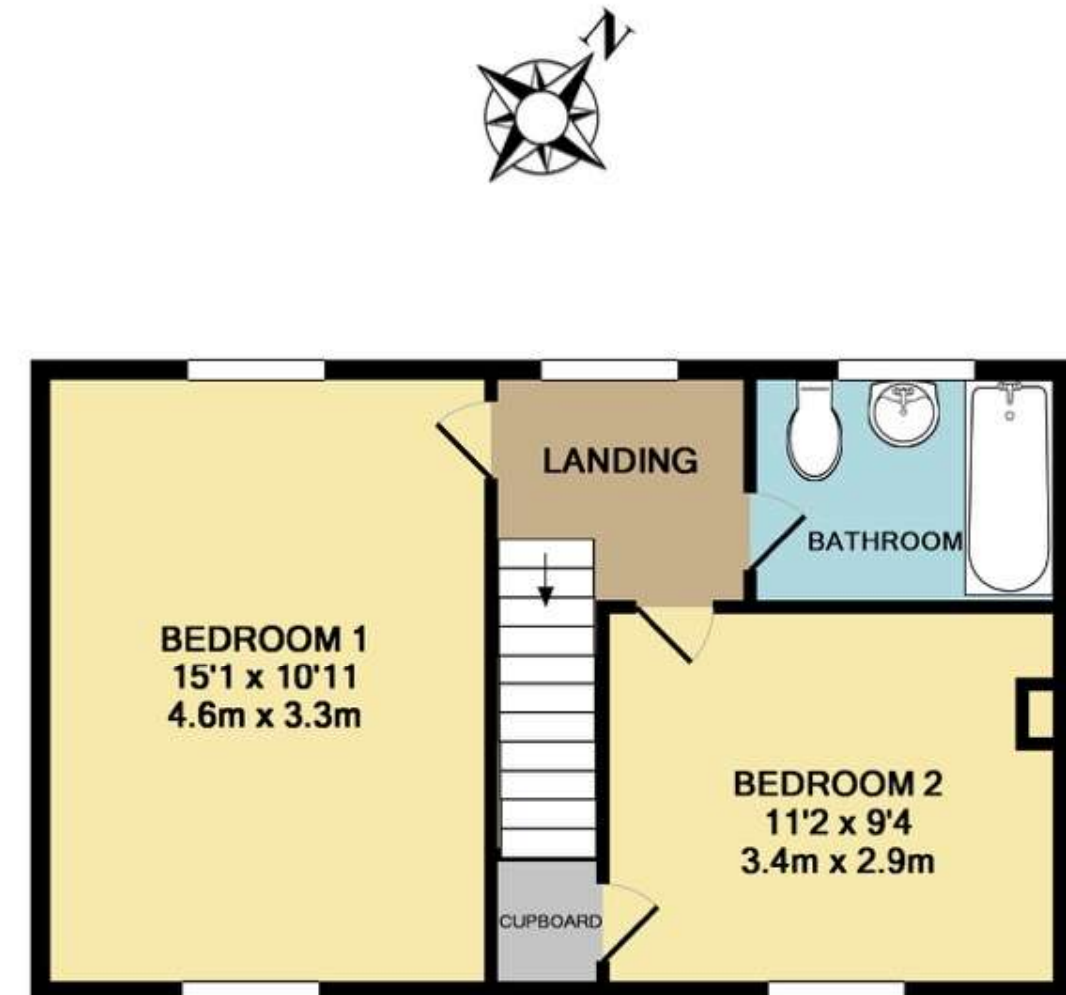
Bathroom: rear aspect opaque double glazed window, panel enclosed shower bath with wall mounted shower and hand held shower attachment and bevelled hinged glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, wooden effect linoleum flooring and radiator.

Outside: the house is set back from the road by a low brick wall to the right hand side with decorative slate flower bed behind and a block brick driveway to the left. The rear private enclosed garden has a large paved terrace, an area of lawn with a wooden covered pergola with a cedar shingle roof at the rear, a wooden shed, close boarded wooden fence perimeters part with trellising, some mature flower beds and a side wooden gate giving street access.







GROUND FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

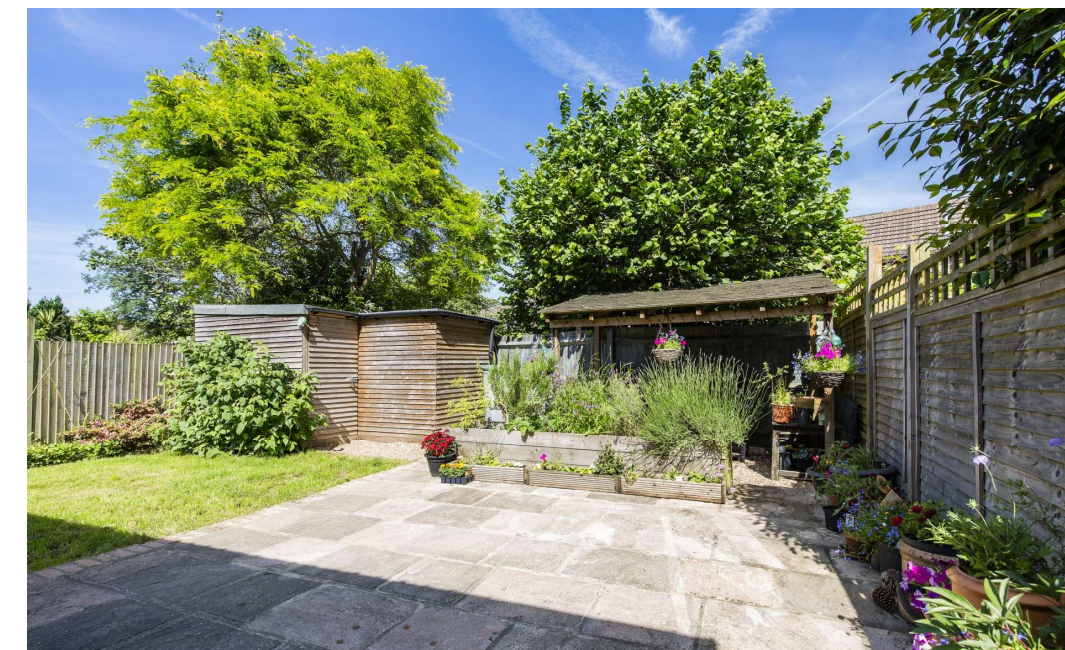


1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	75
England & Wales		
EU Directive 2002/91/EC		
		



General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,525.96)

EPC: D (63)

Area Information: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home and John Lewis. Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 1.5 miles from the house and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.



