

Brook Road, Royal Tunbridge Wells





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Perfectly located 3-bedroom family home

Accommodation Summary

- Beautiful mid terraced home
 - Immaculately presented
 - 3 bedrooms
- Beautiful 90ft rear garden (approximately)
 - Off road parking
 - No chain
- 5-minute walk to the station



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A pretty and leafy front garden with smart off road parking welcomes you up to this family friendly home perfectly located for commuters with its short stroll to the mainline station. It is stylish and generously sized with neutral and immaculate décor throughout.

As you step into the wide reception hall with plenty of room for coats and shoes the perfectly formed kitchen is found through a door to the right. Sleek white cabinetry offset by a black floral oven splashback and a modern mosaic floor give a contemporary yet homely feel to the space. There is plenty of room to cook and whilst the dishwasher and washing machine are freestanding the gas hob and electric oven are integrated. The room is full of natural light with its over sink window allowing you to gaze at the leafy front view as you wash up.

At the end of the hallway the spacious living/dining room which spans the width of the house has plenty of room for relaxing, dining and entertaining. Double glazed doors frame the back wall, one side of which slides discretely open to bring the lush green views of the garden in.

Up the stairs there are three double bedrooms, one of which is currently set up as a home office. The master bedroom is particularly spacious and enjoys double window views of the quiet street below a stylish and contemporary family bathroom completes the first floor.

The large pretty rear garden which stretches to approximately 90ft is well stocked and maintained. A paved terraced area at the back of the living room is perfect for alfresco dining whilst a stone pathway leads you through its manicured lawns and beautiful flower beds. At the back of the garden there is a shed and raised decked seating area where you can while away the hours watching the fish swim in their purpose built pond.

This tranquil home with immaculate décor in a perfect position is a must see!





Covered porch with part opaque glazed entrance door, which opens to:
Entrance hall with radiator and doors to:

Kitchen: 10' x 8'9" front aspect double glazed window overlooking the front garden and street, fitted electric oven in tall housing unit, 4 ring gas hob, extractor fan, space and plumbing for dishwasher, inset stainless sink bowl with mixer tap over, laminate floor and space and plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of eye and base level units, one of which houses the boiler.

Sitting Room/Dining Room: 15'8 x 13'9" Double glazed sliding double patio doors that open onto the garden, ceiling fan and radiator.

Stairs up to first floor landing with airing cupboard and doors to:

Bedroom 1/Master Bedroom: 15'8 x 9'3" Double glazed front aspect windows with views of the front garden and street and radiator.

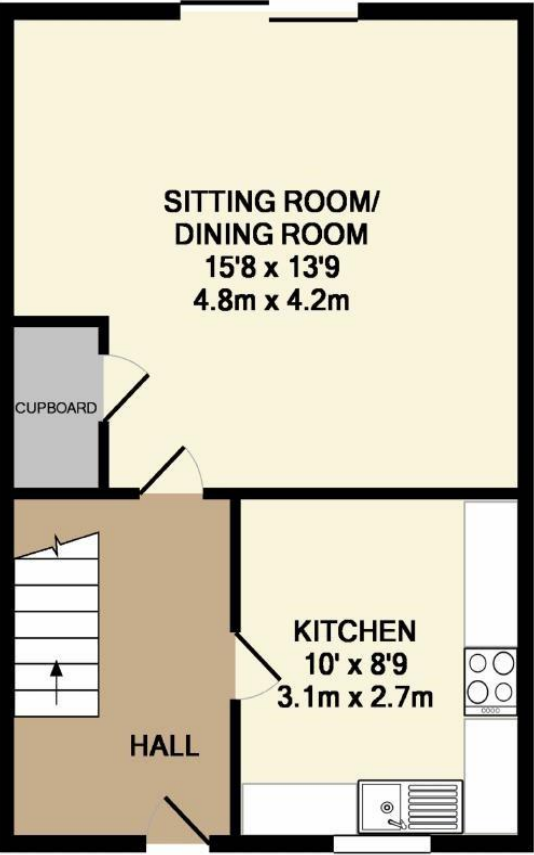
Bedroom 2: 9'5 x 8'7" Rear aspect double glazed window overlooking the rear garden, loft access and radiator.

Bedroom 3: 8'7 x 7'4" Rear aspect double glazed window overlooking the rear garden and radiator.

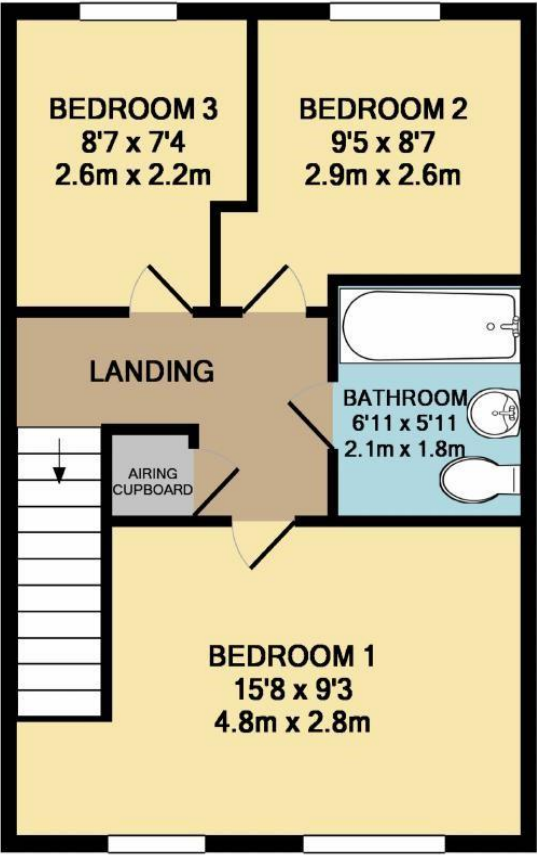
Bathroom: 6'11 x 5'11" panel enclosed bath with shower over, wall hung wash basin, part tiled walls, low level WC, heated towel rail and radiator.

Outside: To the front of the property is a block paved off road parking space with flower beds either side with mature shrubs and trees providing privacy. To the rear is a garden approximately 90 ft, laid mainly to lawn with a paved terrace area, a stone garden path, mature hedging, trees, plants and shrubs and a wooden garden shed with power.

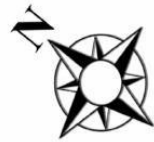




GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

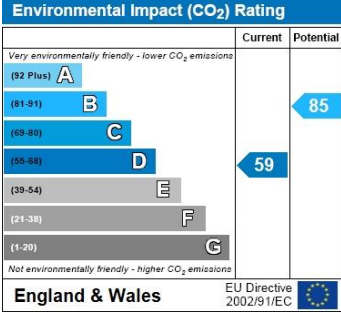
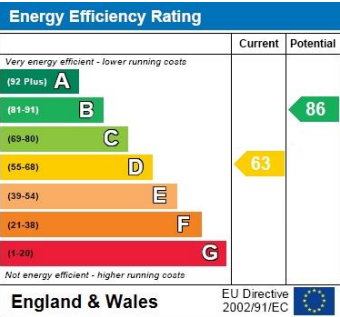


1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

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. 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C

EPC: D (63)



