

Poppys, Andrew Road, High Brooms, Tunbridge Wells





Poppys, Andrew Road, High Brooms, Tunbridge Wells TN4 9DN

Perfectly Located 3-Bedroom House With Garden Studio

Accommodation Summary

- Semi-detached house with no onward chain
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
- Shower room and separate toilet
 - Pretty sunny garden
 - Garden studio with electricity
- Close to mainline station, 0.4 miles distance
 - Catchment for good schools



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This fantastic home is close to High Brooms mainline station, with fast access into central London, and within easy reach of Tunbridge Wells' town centre and the open green spaces of Grosvenor & Hilbert Park. It is also a short walk from popular schools and high street shops.

A smart red brick exterior, set back from the road by a low wall with paving behind and rear access to the side, welcomes you in.

The bright hallway, with under stair storage space for coats and shoes, opens into a shower room with a stylish walk-in wet room.

On the right of the hallway is the spacious living room, brightened by its window overlooking the residential street. It is a welcoming space with a wood burning stove adding warmth and charm in the colder months and has plenty of space for sofas.

Opening to the rear is the dining room that stretches the width of the house and delivers wonderful garden views as you dine. There is garden access through its French doors.

Next door the well-designed kitchen has an abundance of cupboards top and bottom, counter space and an integrated oven with extractor above. The open plan aspect of the room lets you chat to family and friends as you prepare dinner and with a larder, space for additional appliances and a sink cleverly placed under a window, it delivers all your culinary needs.

Climbing the stairs to the first floor, there are 3 bedrooms, all flooded with sunlight from their large windows, the principal bedroom enjoying dual aspect light and views.

A cloakroom completes the floor.

Outside the sunny garden is laid mainly to lawn with a paved terrace for alfresco dining at the rear of the house. Neat hedging and fencing safely encloses the space for children and pets and there is a wonderful garden studio with lighting and electricity, offering a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones. The garden has a wonderful leafy backdrop overlooking allotments.

This fabulous home is on a popular residential street only a short walk from local shops, sought after schools and transport links. A must see!





Part opaque glazed entrance door, which opens into:

Entrance Hall: front aspect opaque double glazed window, under stairs storage cupboard, wooden effect flooring, column radiator and opening into:

Living Room: 15`6 x 11 front aspect double glazed window, wood burning stove with stone hearth, radiator and opening into:

Dining Room: 15`4 x 9`11 rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden flooring, radiator and opening into:

Kitchen: 8`6 x 7`7 side aspect double glazed window, walk in larder with shelving, sink with drainer and mixer tap, eye and base level units, wooden work surfaces, space and plumbing for washing machine and slimline dishwasher, integrated electric oven, 4 ring electric hob, extractor fan, tiled flooring, tiled splashback and cupboard housing the boiler.

Shower Room: front and side aspect opaque double glazed windows, walk in wet room shower with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap and cupboard under, concealed cistern WC, heated towel rail, tiled flooring and tiled walls.

Stairs up to first floor landing with loft access ceiling hatch and doors opening into:

Bedroom 1: 15`8 x 8`4 front and rear aspect double glazed windows, wall cupboards and radiator.

Bedroom 2: 10`4 x 6`5 rear aspect double glazed window and radiator.

Bedroom 3: 7`8 x 7`7 front aspect double glazed window, wall cupboards and radiator.

Cloakroom: low level WC, wall hung wash hand basin with mixer tap and linoleum flooring.

Outside: to the front of the property is a low brick wall with an area of paving and some planting, a hard surface pathway to the side with a wooden gate providing rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area next to the house, stocked flower beds and a garden studio. There is perimeter fencing and hedging on all sides and a storage room.

Garden Studio: 10 x 8 lighting and electricity.

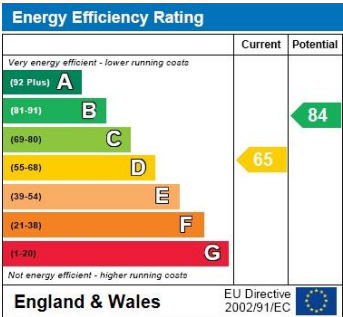




TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 (£1,749.00)

EPC: D (65)

AREA INFORMATION: High Brooms/Southborough, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station a couple of minutes` walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which 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 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. Popular local primary schools St. Matthew`s High Brooms Church of England Primary School and, St. Luke`s and St. John`s Primary Schools sit alongside the highly regarded and sought-after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter`s 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. It also serves other major London terminals such as London Bridge, Waterloo and Cannon Street.



