

32 Great Brooms Road, High Brooms, Tunbridge Wells









# 32 Great Brooms Road, High Brooms, Tunbridge Wells TN4 9DF

*Immaculate Period 2-Bedroom House in Popular Location With Garage And Parking*

## Accommodation Summary

- End of terrace house
  - Living room
  - Dining room
  - Stylish kitchen
- Conservatory/utility room
  - Modern bathroom
  - Garden
- Garage and driveway
- Close to good schools
- 0.4 mile distance to mainline station



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This pretty period home is a short walk from local shops, sought after schools and excellent transport links.

A handsome painted brick exterior with a resin bound driveway and contemporary fencing to the side, delivers plenty of kerb appeal.

The entrance door is neatly positioned to the side of the house, with a wooden gate beyond for useful rear garden access.

On your left, the elegant living room is a cosy retreat with its shuttered window flooding the room with light. It is a welcoming space with its fireplace with wood burning stove offering warmth in the colder months.

Across the hallway is the dining room with its wooden flooring and large window offering a perfect dining experience.

Conveniently placed behind is the stylish and streamlined kitchen which is well designed with plenty of cabinetry topped off with granite work tops. The room is brightened by double aspect windows and an opening into the part glazed conservatory next door. It has an integrated dishwasher, Bosch oven, 4 ring induction hob and fridge/freezer making it a cook's dream.

The conservatory, with plumbing and space for an appliance with an additional countertop and utility cupboard, is a versatile, sunny space. Part glazed French doors open into the garden.

Climbing the carpeted stairs to the first floor you reach two graceful bedrooms, both generous doubles and one with a fitted wardrobe.

At the end of a delightful landing is the modern bathroom with a shower over the P shaped air spa bath, contemporary fittings, and a useful cupboard.

Outside at the rear is a fully enclosed garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy summer entertaining. It is wonderfully low maintenance and benefits from artificial grass, contemporary fencing with lighting, front street access and access into the garage at the rear.

The garage, also accessed from Andrew Road, has lots of storage space and a potential to create a spacious home office.

This fabulous home is immaculate and ready to move in and live, with the added opportunity of a loft conversion, subject to planning. A must see!







**Covered part opaque glazed entrance door which opens into:**

**Entrance Hall:** wooden flooring and doors opening into:

**Living Room:** 11'4 x 11'4 front aspect double glazed window with shutters and views of the street, mid height alcove cupboard, open wall shelving, fireplace with wood burning stove, granite hearth and oak beam and wooden flooring with underfloor heating.

**Dining Room:** 11'11 x 11'4 rear aspect window overlooking the conservatory, wooden flooring with underfloor heating, under stair storage cupboard with shelving and archway opening into:

**Kitchen:** 11'11 x 7'1 rear and side aspect double glazed windows, integrated fridge/freezer, integrated dishwasher, fitted Bosch oven with 4 ring induction hob above and extractor fan, 1 ½ inset stainless steel sink with mixer tap and tiled flooring with underfloor heating. The kitchen has Howdens eye and base level units with pan drawers, granite worktops and granite splashback and a side opening into:

**Conservatory/Utility:** 11'11 x 7'5 front, side and rear aspect double glazed windows, rear aspect part glazed French doors opening into the garden, space and plumbing for an appliance with granite worktop and base level cupboard, wooden flooring with underfloor heating and radiator.

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

**Bedroom 1:** 11'4 x 11'4 front aspect double glazed window with shutters, fitted double wardrobe with hanging rail and drawers under and cupboard over and radiator.

**Bedroom 2:** 12'9 x 8'6 rear aspect double glazed window with shutters, wooden flooring, radiator and airing cupboard housing the water cylinder with shelving for linen.

**Bathroom:** side and rear aspect double glazed opaque windows, P shaped panel enclosed air spa shower bath with glass shower screen, wall mounted taps, rainwater shower head, vanity unit with wash hand basin with mixer tap over and drawers under, low level WC, wooden flooring, heated towel rail and full height storage cupboard with shelving.

**Outside:** To the front of the property is a low-level brick wall with decorative stones behind and hedging to the side. There is a resin bound driveway to the side with contemporary wooden fencing and a rear garden access gate. To the rear is a garden fully enclosed with contemporary wooden fencing with lighting on both sides and a rear walled perimeter with a wooden door into the garage. It has a paved terrace at the rear of the house, an area with artificial grass and a decorative stoned seating area.

**Garage:** front aspect up and over door, internal side access door into the garden, lighting, and electricity.

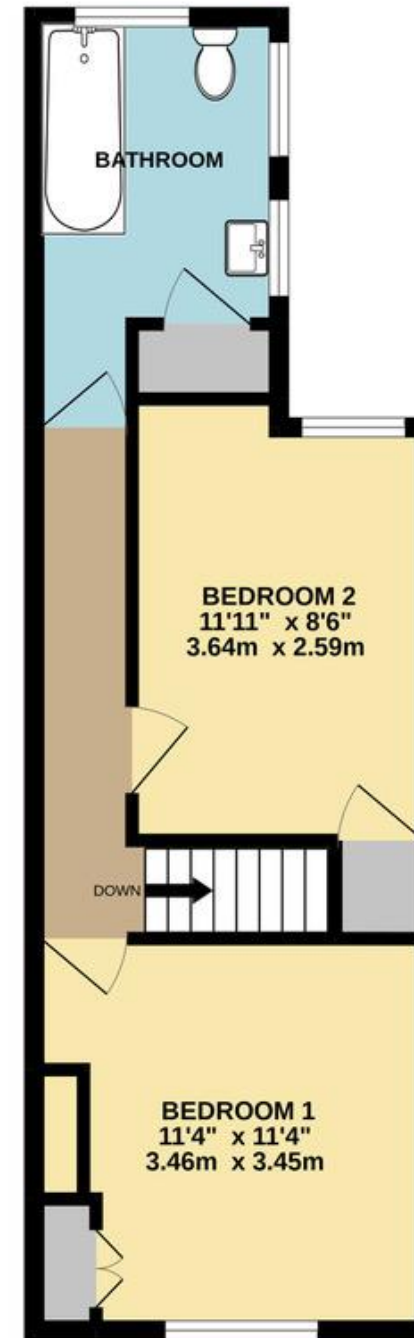




GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 72        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,968.00)

EPC: E (48)

**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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





