

88 Powder Mill Lane, High Brooms, Tunbridge Wells





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Smart 3-Bedroom Period House Close To Mainline Station

Accommodation Summary

- Semi-detached house with development opportunity
 - 3 bedrooms
 - Loft room
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
- South-east facing garden
- Short walk to popular schools and mainline station
- No onward chain



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Arranged over three floors, this deceptively spacious 3-bedroom period home, is a short walk from local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with a neat lawn behind, this home's handsome red brick exterior welcomes you up to a door to the side.

On entering the house, the dining room is immediately on your right. It is the perfect space for living and entertaining and is conveniently placed next door to the kitchen.

Opening through an archway behind is the living room. With its window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in, warmed by the welcoming fire in the colder months.

The kitchen has lots of work top space and a good selection of cupboards both top and bottom. With space and plumbing for appliances and two windows brightening the room, one above the sink, it has everything you need.

At the rear of the kitchen is an internal lobby with access to the garden and a door into the bathroom, with a separate shower cubicle and bath, at the far end.

The first floor offers three bedrooms, two of which are doubles, and all have large windows bringing in lots of natural light.

A further flight of stairs takes you up to a loft room which is a fantastic multifunctional space, with warm wooden effect flooring and a Velux window.

Outside to the rear is a paved wonderfully low maintenance garden. It is perfect for summer dining, or a blank canvas for you to add greenery. It benefits from front street access, and it is fully enclosed making it a safe sanctuary for children and pets.

Powder Mill Lane is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

This fantastic home has been well presented throughout, but it also gives you an opportunity to modernise it to suit your own taste and needs. A must see!





Entrance door, which opens into:

Entrance Hall: with doors opening into:

Dining Room: 11`10 x 11`8 rear aspect glazed door opening into the garden, wooden flooring, radiator and glazed door opening into:

Glazed door opening into the kitchen and arched opening into:

Living Room: 14`6 x 11`10 front aspect double glazed window, feature wall hung glass fronted electric effect fire, wooden flooring, radiator, under stair storage cupboard and opening into:

Kitchen: 11`3 x 7 side aspect double glazed windows, counter tops, a selection of eye and base level units, sink with drainer and mixer tap, space for fridge/freezer, space for oven, extractor, space and plumbing for washing machine and dishwasher, tiled splashback, vinyl flooring, and door opening into:

Lobby: tile effect flooring, side aspect opaque glazed door opening into the garden, fitted cupboard housing the boiler and a door opening into:

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with hand held shower attachment and glass

shower screen, vanity unit with wash hand basin with mixer tap over and cupboard and drawers under, wall mounted mirror with lighting, low level WC, corner shower cubicle and heated towel rail.

Stairs up to first floor landing with doors opening into:

Bedroom 1: 11`11 x 11`6 front aspect double glazed window and radiator.

Bedroom 2: 9 x 8`10 rear aspect double glazed window, open under stair recess with hanging rail and radiator.

Bedroom 3: 11`3 x 7 rear aspect double glazed window and radiator.

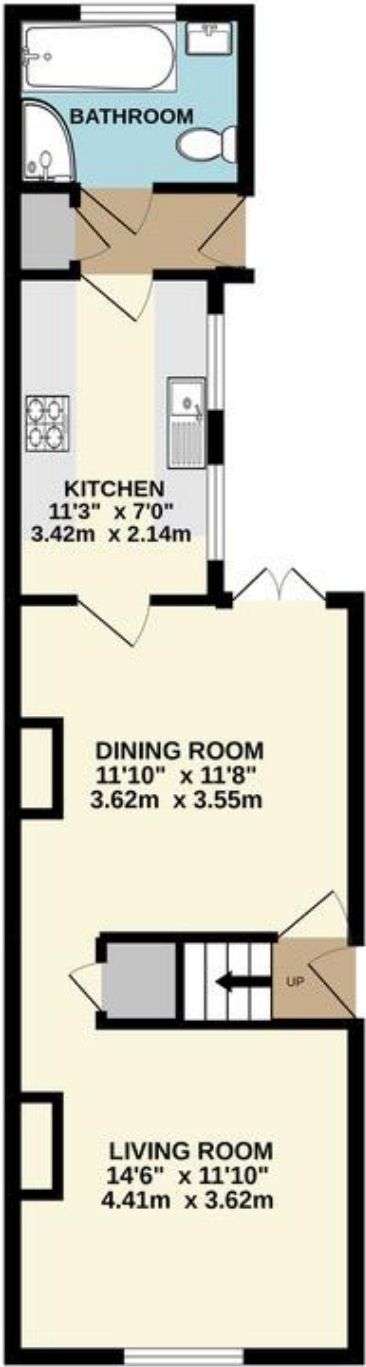
Stairs up to second floor and opening into:

Loft Room: 14`1 x 11`10 rear aspect Velux window, wooden effect flooring, eaves storage and radiator.

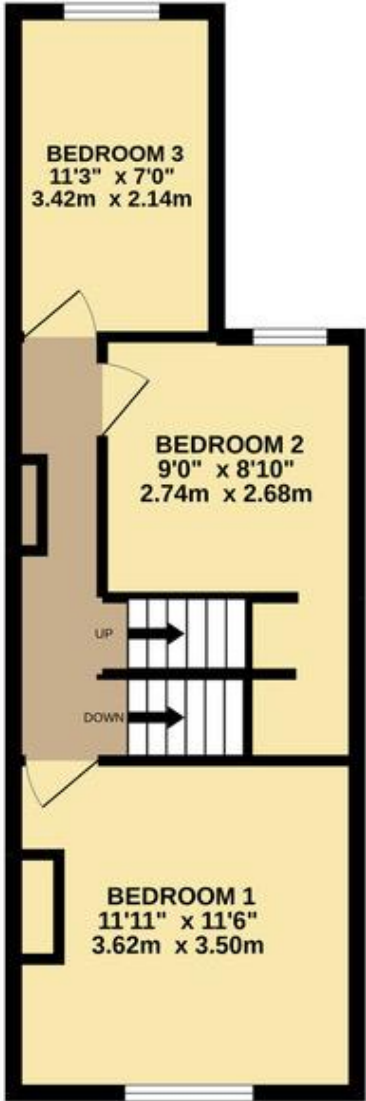
Outside: to the front of the property is a low-level wall with lawn behind. A hard surface pathway to the side leads to the side access front door and to a wooden gate to give rear garden access. At the rear, the garden is paved and fully enclosed on all sides by close boarded wooden fencing.



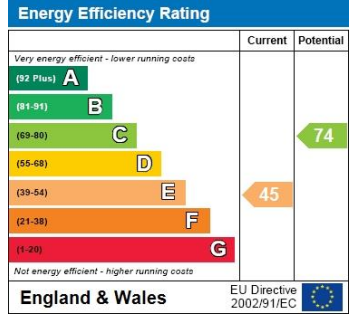
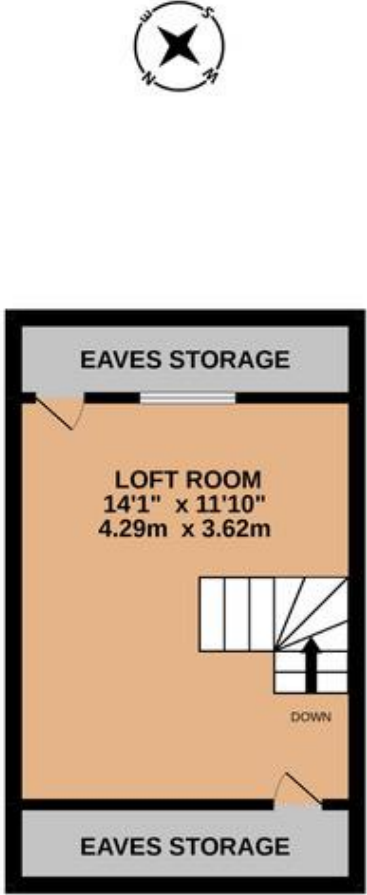
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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: E (45)

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 less than a mile away. It is also a short walk from local convenience shops with Southborough's 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 school, St. Matthew's High Brooms CofE Primary School - judged 'Outstanding' as a Church School following their recent SIAMS inspection, 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. With its two stations, Tunbridge Wells and High Brooms, 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.



