

36 Great Brooms Road, High Brooms, Tunbridge Wells





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Spacious 4-bedroom house with large plot and DEVELOPMENT OPPORTUNITY

Accommodation Summary

- Semi-detached house
 - 4 double bedrooms
 - Kitchen/dining room
 - Open plan living room
- Bathroom and downstairs cloakroom
 - Garage and off-street parking
- Large garden with additional small plot behind
 - Development opportunity
 - Catchment for good schools
- Close to mainline station (0.4 miles distance)



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Loved by the same family for over four decades, this home is a dream project to create your own vision and add value in the future.

It is perfectly located, being 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.

Set back from the road by a block brick driveway with space for several cars, a canopied entrance welcomes you in, with the garage sat neatly to the side.

First on the right is the spacious living/dining room, flooded with light from its front aspect window and rear glazed doors that open into the garden. Its open plan layout makes it a very sociable space, perfect for family life and entertaining and there is plenty of room for furniture.

Next door, the kitchen/breakfast room is brightened by dual aspect windows, one of which is cleverly placed above the sink. Wooden cabinetry separating space for freestanding appliances is topped with contrasting counter tops and there is space for a table and chairs to the side with another door giving garden access.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles, all with large windows drawing in lots of natural light.

The bathroom is at the front, with a shower over its bath, and there is a separate toilet too.

The large loft with its drop-down ladder is boarded for storage and has potential for development, subject to planning consent.

Outside the garden is laid mainly to lawn with a large, paved terrace, perfect for summer dining, at the rear of the house. It is fully enclosed offering a safe sanctuary for kids and dogs and a double shed together with the integral garage delivers great storage space. There is also a further small section of garden behind the tree boundary at the rear which could be incorporated into the garden.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!



Part opaque glazed entrance door, which opens into:

Entrance Hall: front aspect double glazed window, under stairs open recess storage area, wooden effect flooring, radiator and doors opening into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap, part tiled walls and wooden effect flooring.

Living/Dining Room: 26'5 x 10'8 front aspect double glazed window, rear aspect glazed doors opening into the garden and radiators.

Kitchen/Breakfast Room: 10'5 x 9'2 side and rear aspect double glazed windows, rear aspect part opaque glazed door opening into the garden, 1 ½ sink with drainer and mixer tap, wooden eye and base level units, work surfaces, space and plumbing for washing machine and dishwasher, space for oven, extractor hood, space for fridge/freezer, tiled splashback, wooden effect flooring and radiator.

Stairs up to first floor landing with loft access ceiling hatch with drop down ladder into boarded loft, side aspect double glazed window, radiator and doors opening into:

Bedroom 1: 16'9 x 11'2 rear aspect double glazed windows and radiators.

Bedroom 2: 13'5 x 10'8 rear aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen and radiator.

Bedroom 3: 11'10 x 8'11 front aspect double glazed window, wall of fitted wardrobes, part mirrored, with hanging rails and shelves, fitted dressing table with drawers and radiator.

Bedroom 4: 11'1 x 10'5 front aspect double glazed window, fitted wardrobe and chest of drawers and radiator.

Bathroom: front aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, wall hung vanity unit with wash hand basin with mixer tap over and drawers under, heated towel rail, towel rack, tiled walls, and laminate flooring.

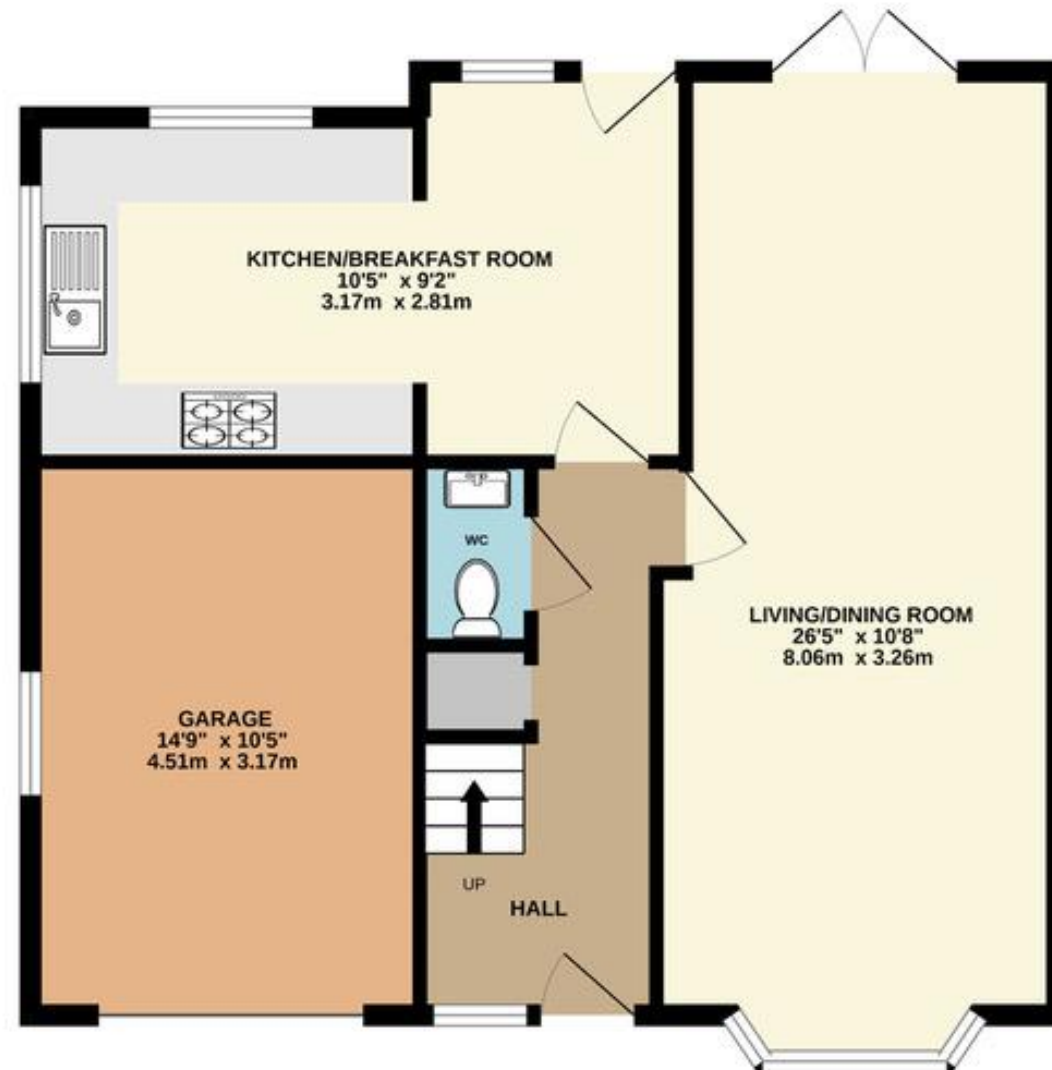
Cloakroom: low level WC, vanity unit with wash hand basin with mixer tap above and cupboard below, part tiled walls and wooden effect flooring.

Outside: to the front of the property is a block brick driveway with a wooden gate to the side giving rear garden access. To the rear is a garden laid mainly to lawn with a large, paved terrace area at the back of the house. There is a further area of lawn to the side with stocked flower beds and close boarded fencing at all perimeters. There is an additional small area of garden behind the rear perimeter and a large wooden shed.

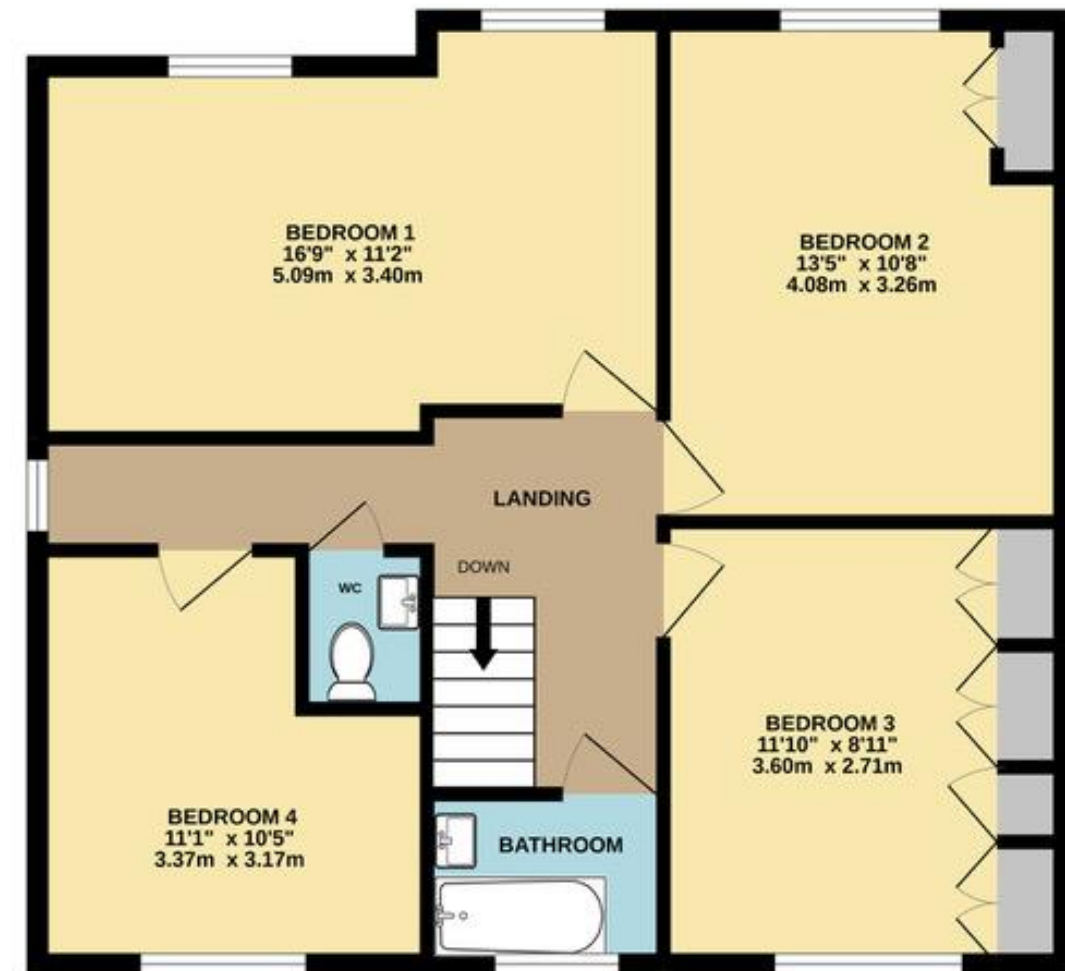
Garage: 14'9 x 10'5 front aspect up and over door, side aspect double glazed window, lighting, and electricity.



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
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 (£2,030.00)

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 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.





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