

31 Brokes Way, Tunbridge Wells







# 31 Brokes Way, Tunbridge Wells TN4 0AR

*Perfectly positioned 2-bedroom house with beautiful south facing garden*

## Accommodation Summary

- Mid terrace house
- 2 double bedrooms
- Home office/nursery
- Kitchen/dining room
  - Living room
  - Bathroom
- Beautiful south facing garden
- Easy access to mainline station
- Walking distance to popular schools
- Sought after location



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This deceptively spacious house is a short walk from High Brooms mainline station with local shops and superb schools also on its doorstep.

With its smart part hung tile and red brick exterior, the house is set back from the road by a long green verge.

Stepping into the hallway, there is hanging space for coats and wooden flooring.

Straight ahead is the bright living with natural light flooding in through its large window. It is a welcoming space with a wood burning stove which adds character and warmth to the room and there is plenty of space for sofas.

A door at the rear opens into the stylish kitchen with glossy white cabinets topped with contrasting wooden effect work surfaces. There is an integrated oven and gas hob and space and plumbing for additional appliances. A window sits above the sink and a part glazed door gives rear garden access, with room for a table and chairs to the side.

Climbing the stairs to the first floor there are two good sized double bedrooms both of which have large windows bringing in lots of natural light.

A third room is currently set up as a home office but would also make a perfect nursery.

A modern bathroom with a bath and a separate shower cubicle completes the floor.

Outside to the rear is a south east facing garden with areas of lawn, pretty stocked flower beds, vegetable boxes and terraces for seating. It is fully enclosed, making it safe for children and pets and it also benefits from front street access.

This home is perfect for a small family, young professionals or buy to let investors due to its fantastic location. A must see!







**Covered entrance door, which opens into:**

**Entrance Hall:** with hanging space for coats, wooden flooring, radiator, and door opening into:

**Living Room:** front aspect double glazed window, fireplace with wooden burning stove and tiled hearth, fitted alcove shelving, wooden flooring, radiator, and door opening into:

**Kitchen/Dining Room:** rear aspect double glazed window and rear aspect part opaque glazed door opening into the garden. The kitchen has a selection of white eye and base level units, a wall cupboard housing the boiler, wooden effect worktops and flooring, tiled splashback, 1 ½ stainless steel sink with mixer tap and drainer and radiator. There is an integrated oven, 4 ring gas hob, stainless steel and glass extractor, space for a fridge/freezer and space and plumbing for a washing machine and dishwasher. There is an understair storage cupboard housing the fuse box and an airing cupboard housing the water cylinder with shelving for linen.

**Stairs to first floor landing with ceiling loft access hatch into insulated and part boarded loft with doors opening into:**

**Bathroom:** rear aspect opaque double glazed windows, part tiled walls, wooden effect flooring, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap,

shower cubicle with wall mounted shower attachment, low level WC and heated towel rail.

**Bedroom 1:** rear aspect double glazed window and radiator.

**Bedroom 2:** front aspect double glazed window and radiator.

**Home Office/Nursery:** front aspect double glazed window, over stair storage recess and radiator.

**Outside:** with a communal lawned verge to the front, a stocked flower bed with an area of lawn behind is in front of the house with a paved pathway leading to the front covered entrance door and to the side giving rear garden access. At the rear, the south east facing garden has a mix of graveled and paved terraces for seating, areas of lawn, stocked flower beds, vegetable boxes, and a central paved pathway. The garden is fully enclosed by wooden fencing and there is a green house and a wooden shed for storage.

**General:**

Tenure: Freehold

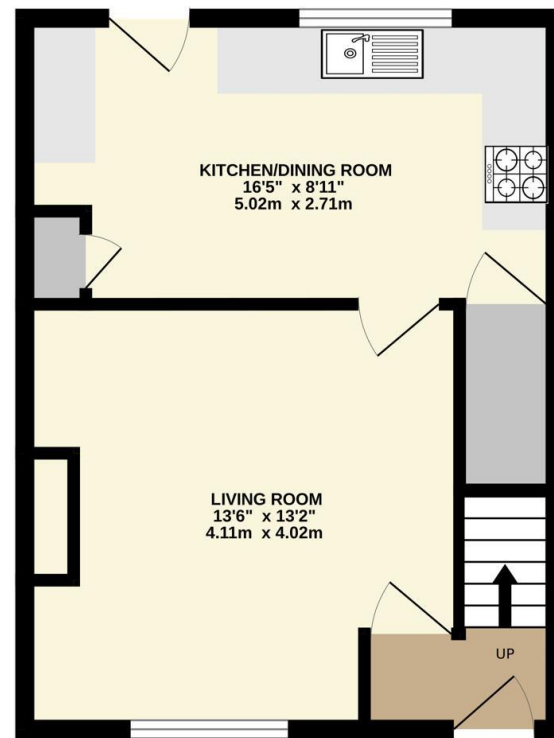
Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,014.00)

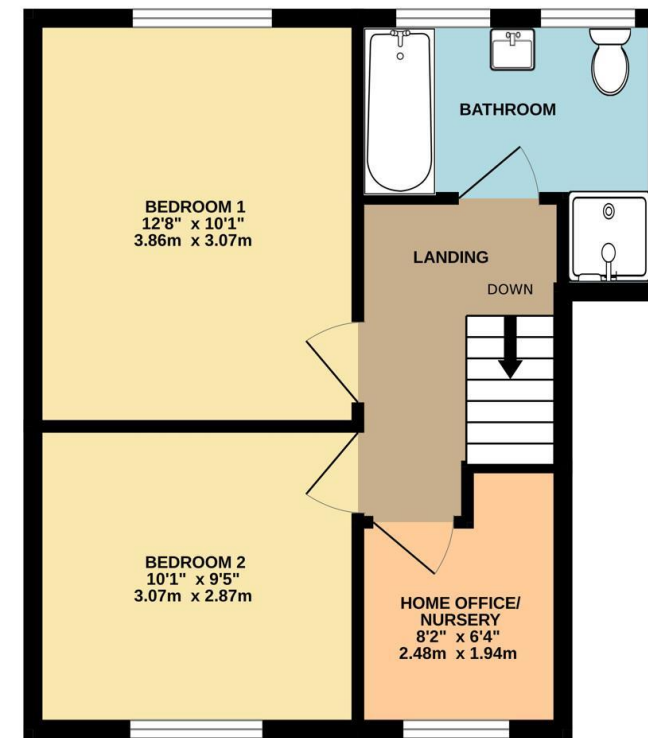
EPC: D (68)



**GROUND FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



APPROX TOTAL AREA 70 SQ.M / 750 SQ.FT

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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		85
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**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.

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





