

52 Brokes Way, Southborough





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as far as
ANYONE KNOWS
we're a nice normal family



52 Brokes Way, Southborough TN4 0AS

Perfectly Positioned 2-Bedroom House

Accommodation Summary

- Mid terrace house
- 2 double bedrooms
- Stylish kitchen/dining room
- Spacious living room
- Modern bathroom
 - Garden
- Sought after location
- Easy access to mainline station



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This deceptively spacious 2-bedroom home is a short walk from High Brooms mainline station with local shops and superb schools also on its doorstep.

It is flawlessly styled with contemporary finishes and an immaculate décor throughout showcasing an elegant neutral palette.

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

The bright living room opens off to the left of the hallway with natural light flooding in through its large window. It is a welcoming space with a contemporary gas fire which adds character and warmth to the room as you curl up in a deep sofa on cold winter nights.

A door at the rear of the living room leads you into the stylish kitchen with sleek pale grey metro tiles, white cabinetry and contrasting dark wooden effect work surfaces and flooring. It has some integrated appliances and a window is cleverly placed above the sink enabling you to watch the children play while you wash up. A separate walk in cupboard, plenty of room for a table and chairs and a rear garden access door, make it a truly family friendly space.

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 useful separate cloakroom is at the top of the stairs with the bathroom next door. It has a modern suite with a shower over the bath, its window reflecting light off its white fittings and tiles creating a soothing bathing experience.

Outside to the rear is an enclosed garden laid mainly to lawn with a decked area at the rear perfect for relaxing in the summer months and evening entertainment. It also benefits from front street access and an integrated storage area.

This home has been modernised and well maintained throughout and is a perfect for a small family young professionals or buy to let investors due to its fantastic location. A must see!





Covered entrance porch to part opaque glazed entrance door, which opens to:

Entrance hall, with door to:

Living room: 13'1 x 13'2" double glazed front aspect window, feature fireplace with inset gas effect fire and wooden surround, wooden effect vinyl flooring, radiator and door to:

Kitchen/dining room: 15' x 8'10" double glazed rear aspect window and glazed door into rear garden. The kitchen is a perfectly planned area with plenty of worktop space, a selection of white eye and base level units and wooden effect worktops and vinyl floor. The integrated appliances include a dishwasher, a fridge/freezer, an electric oven and 4 ring gas hob with wall mounted stainless steel extractor hood above. There is space and plumbing for a washing machine. There is a tiled surround with a stainless-steel sink and drainer and mixer tap over, walk in storage cupboard, cupboard housing the boiler and radiator.

Stairs to first floor landing and doors to:

Cloakroom: opaque double glazed side aspect window, low level WC with part tiled wall behind, tile effect vinyl floor and radiator.

Bathroom: double glazed opaque rear aspect window, tiled walls, tile effect laminate floor, panel enclosed bath with wall mounted shower, pedestal wash basin and radiator.

Bedroom 1: 16'1 x 9'6" double glazed front aspect window and radiator.

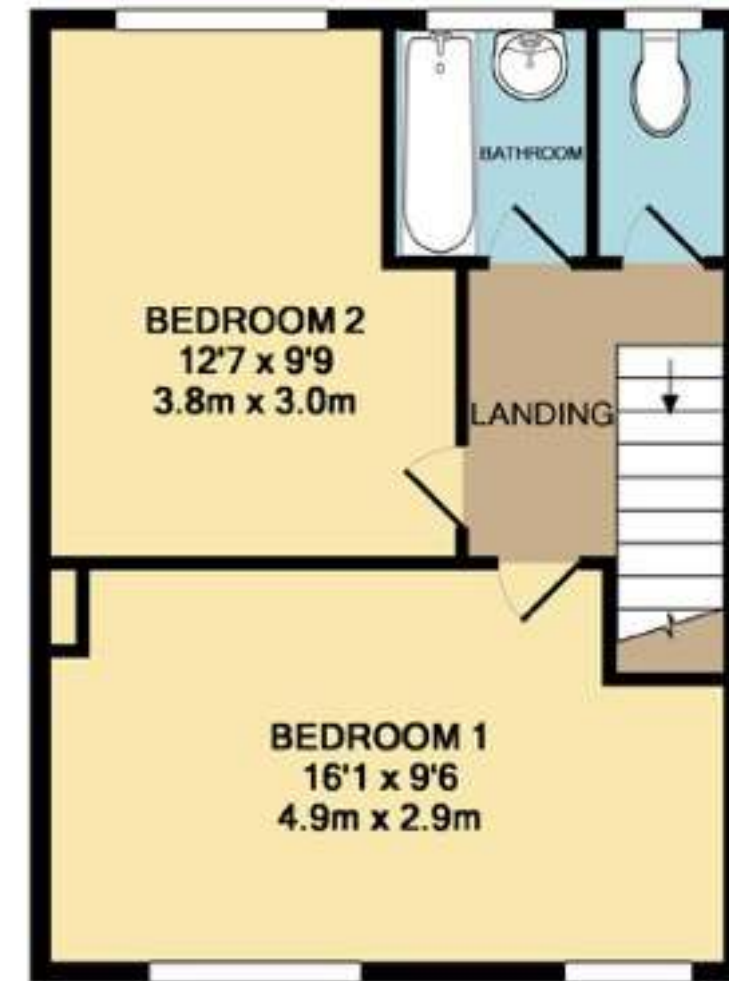
Bedroom 2: 12'7 x 9'9" double glazed rear aspect window and radiator.

Outside: to the front of the property a stone pathway, with lawn to the side, which leads to steps up to the front door. At the rear, there is a hard surface area which winds round to a walkway to the side giving street access. A mid height wooden fence encloses the garden which is laid mainly to lawn with wooden perimeter fencing and brick walls on all sides. A raised decked area is at the rear. An integrated brick area is accessed to the left of the kitchen providing storage with some low maintenance shrubs, hedging and flowers sitting at the boundaries.





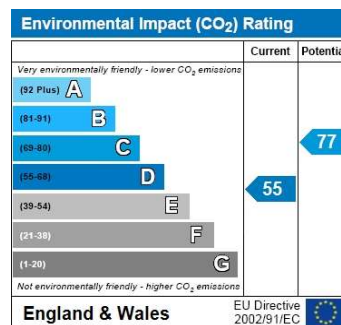
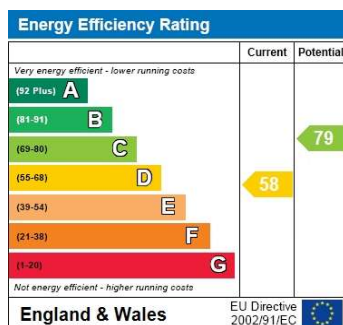
GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

Local authority: Tunbridge Wells Borough Council

Tenure: Freehold

Council tax: Band C (£1,461)

EPC: D (58)

AREA INFORMATION: 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 schools such as Southborough Church of England Primary School 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, Calverly 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.





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