



1 Broadcroft, Tunbridge Wells, Kent TN2 5UG

Offers in Excess of £650,000 Freehold

When experience counts...

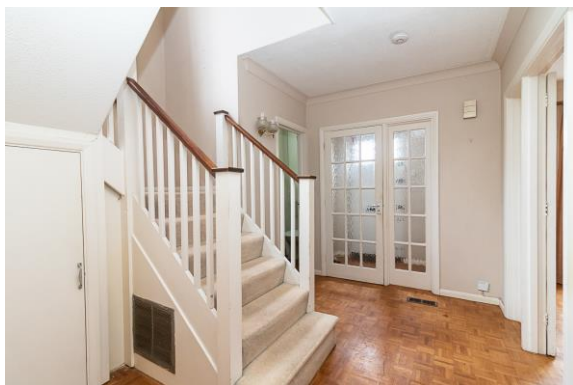
est. 1828
bracketts

Enjoying an elevated position with views to the horizon is this CHAIN FREE detached four bedroom family home located in this select cul-de-sac on the favoured southern side of Tunbridge Wells. Priced to allow for modernisation, this home has not been extended, but is considered suitable for improvement and extending, subject to the necessary consents. This home retains its Parquet flooring to the entrance hall, main reception room and dining room which interconnect and adjoin the kitchen. The utility room has a shower and there is also a downstairs cloakroom. The two reception rooms interconnect, with the dining room adjacent to the kitchen, and a good circulation space downstairs. The first floor boasts four good sized bedrooms and a bathroom.

Externally, there is a double garage and driveway, access to both sides of the property and a patio and lawned rear garden.

- Detached
- 4 Bedrooms
- Priced for Modernisation
- Potential to Improve / Extend (STPP)
- Large Reception Room
- Dining Room
- Utility / Shower
- Downstairs Cloakroom
- Double Grage & Driveway
- NO ONWARD CHAIN





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

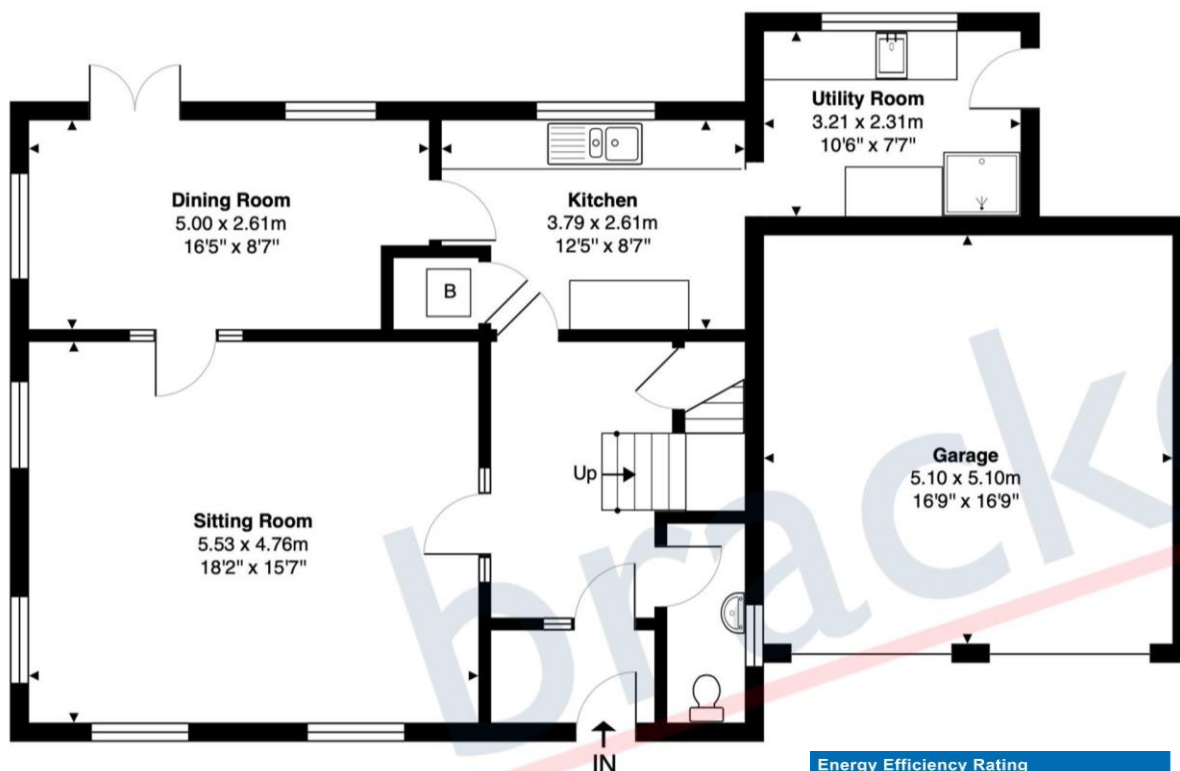
Additional Information:

Council Tax Band: G

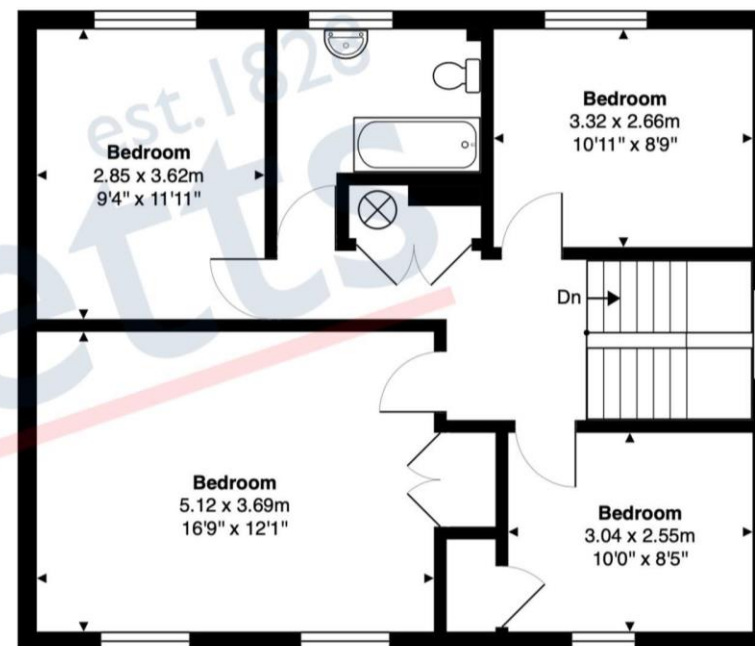
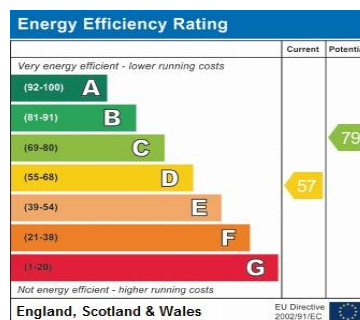


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**Gross Internal Floor
Area Approx
1836 sq ft (170.5 sq m)**



**Ground Floor
Approx Internal Area
1111 sq ft (103.2 sq m
(Including Garage)**



**First Floor
Approx Internal Area
725 sq ft (67.4 sq m)**