



5 Kentish Gardens, Broadwater Down, Tunbridge Wells, Kent TN2 5XU

Guide Price £925,000 Freehold

When experience counts...

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An substantial home of 2,396 sq ft (excluding the garage) located in a prestigious cul-de-sac with phenomenal views across the valley of Tunbridge Wells Common and towards Nevill Park, and Mount Ephraim from the house and balconies. All four bedrooms are double, with three having balconies and two with en suites. The kitchen / breakfast room has an adjoining utility room and there is also a cloakroom on the ground floor. The clever design of half landings means this home has a particularly spacious and open plan feel. The top floor has been opened into the eaves to provide a good sized office space which is open plan to the landing and balcony – ideal for ‘working from home’. At the rear is a good sized garden with a large terrace and well stocked pond. There is parking both on the paviour driveway, together with a brick built garage with pitched roof. Priced to allow for some cosmetic updating, this home offers an exciting opportunity for a new owner.

- Detached House of 2,398 sq.ft. + Garage
- Superb Views
- Balconies from 3 Bedrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Utility
- 4 Double Bedrooms (2 with En Suites)
- Family Bathroom
- Ground Floor Cloakroom
- Driveway & Garage





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.

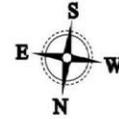
Additional Information:

Council Tax Band: G



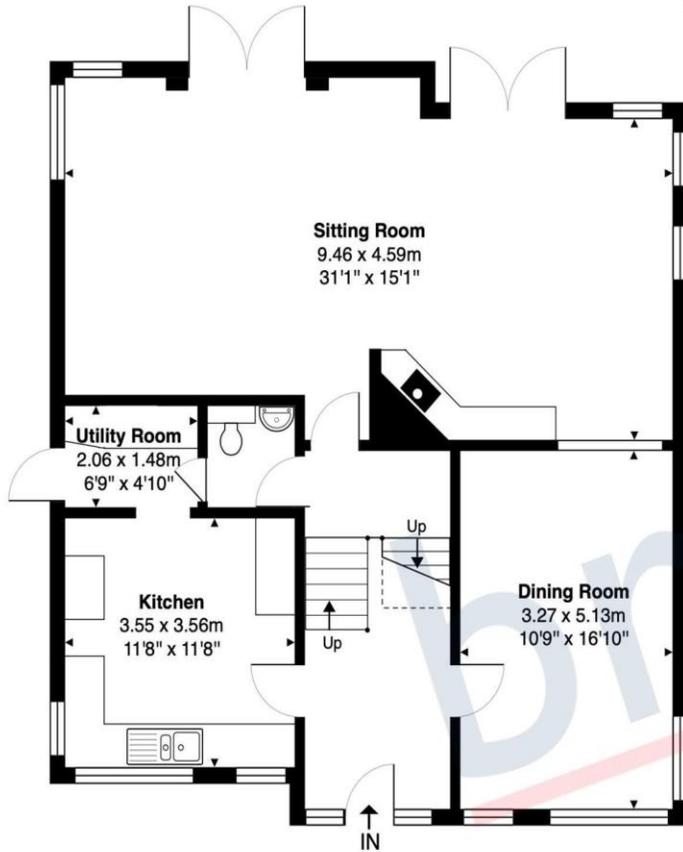
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

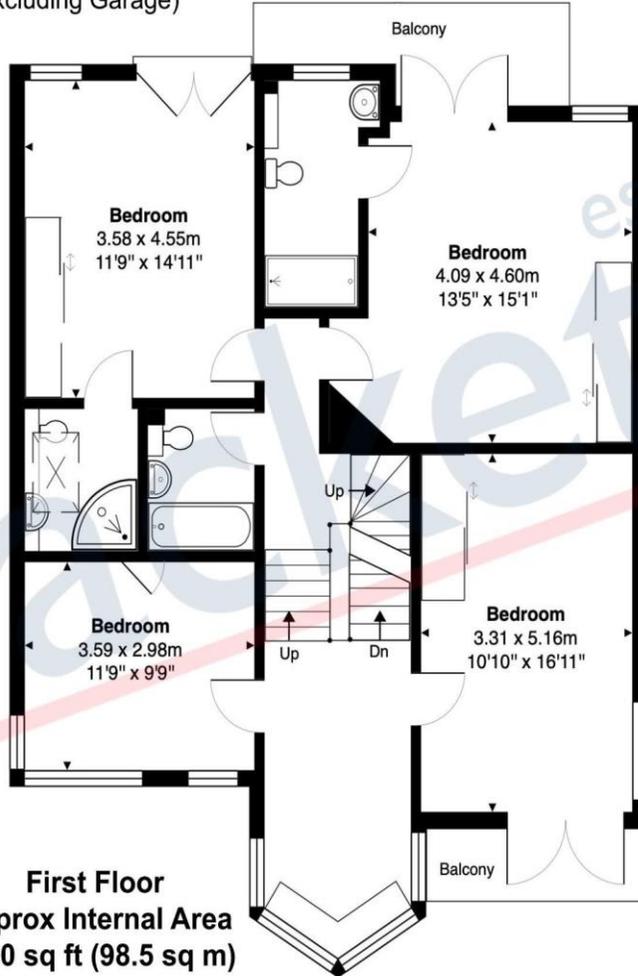


Garage
 Approx Internal Area
 274 sq ft (25.4 sq m)

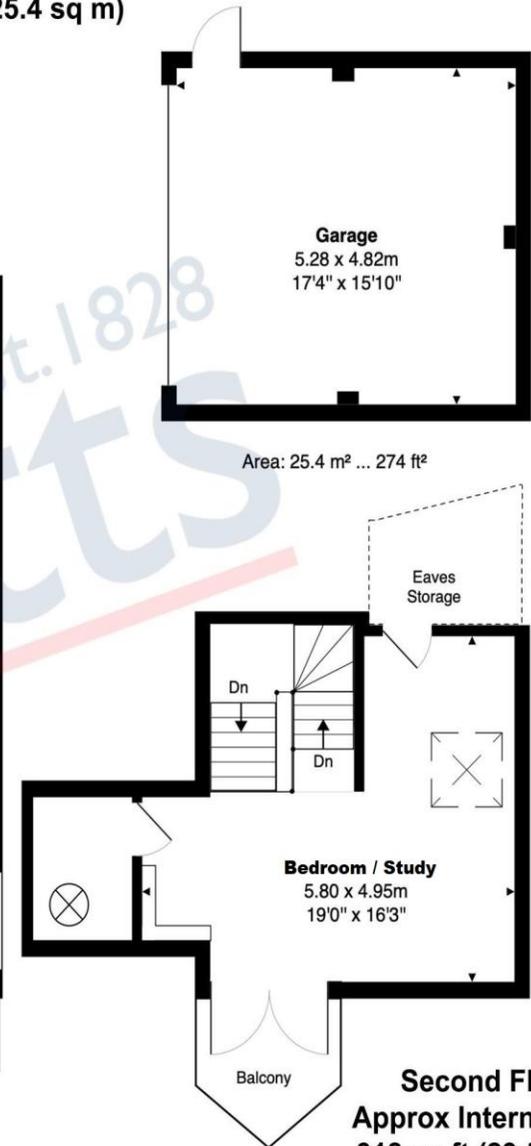
**Gross Internal Floor
 Area Approx**
 2396 sq ft (222.5 sq m)
 (Excluding Garage)



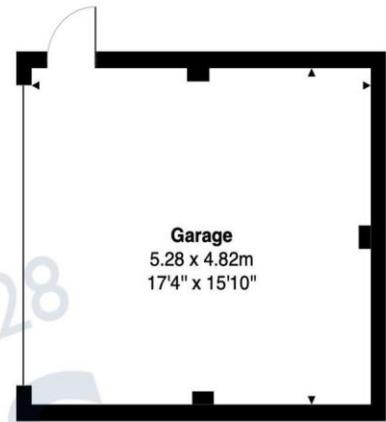
Ground Floor
 Approx Internal Area
 1018 sq ft (94.5 sq m)



First Floor
 Approx Internal Area
 1060 sq ft (98.5 sq m)



Second Floor
 Approx Internal Area
 318 sq ft (29.5 sq m)



Area: 25.4 m² ... 274 ft²