



### **2 Bedroom End of Terrace House with Driveway Parking and Garden**

This two bedroom end of terrace house sits in a quiet close, walking distance to High Brooms mainline station. The property has a living-dining room, and a modern kitchen with fridge freezer, gas hob and washing machine. Upstairs there are two double bedrooms and a family bathroom. Outside there is a driveway parking space and an enclosed rear garden with shed. Double glazing throughout, gas central heating, EPC band C. Council tax band C. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### Modern Kitchen 11' 10" x 8' 10" (3.6m x 2.7m)

The modern kitchen has a one and a half bowl kitchen sink with mixer tap, a washing machine, fridge freezer, and a cooker with 4 ring gas hob. A good range of wall and base kitchen cupboards provides plenty of storage. The kitchen has a double glazed window that overlooks the rear garden and a back door that leads onto the patio.

### Living-Dining Room 15' 9" x 8' 6" (4.8m x 2.6m)

The living-dining room has a double glazed window that overlooks the front of the property and an under stairs storage cupboard. The room has a low maintenance laminate floor, a radiator with thermostatic valve and a TV point.

### Master Bedroom 11' 10" x 9' 10" (3.6m x 3m)

The master bedroom has a double glazed window that overlooks the front of the property and a radiator with thermostatic valve. The room has a fitted wardrobe and a USB socket.

### Family Bathroom

The family bathroom has a full length bath with shower over. There is a wall mounted sink with storage underneath, a WC, a wall mounted mirror, a heated towel rail and an extractor fan.

### Double Bedroom 2 11' 10" x 7' 10" (3.6m x 2.4m)

The second double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve, a wardrobe cupboard and some wall mounted storage cupboards.

### Rear Garden

The enclosed South East facing rear garden is mainly laid to lawn. There is a patio area which is ideal for outside entertaining, a shed and a side gate.

### Driveway Parking

There is a driveway parking space at the front of the property.

### EPC and Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band C, £2081.41 for 2025-26.

### Location

The property sits in a quiet cul-de-sac, close to a nature reserve and woodland walks. High Brooms mainline station is a 20 minute walk. Asda supermarket is just over a 10 minute drive.

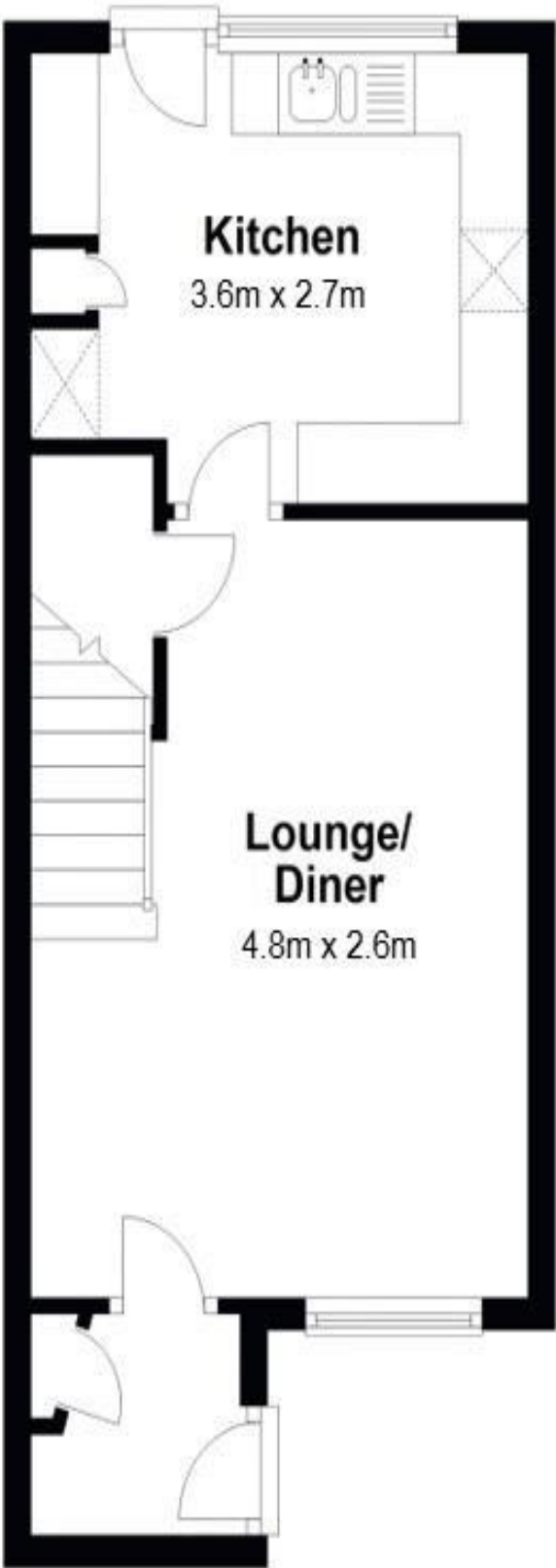




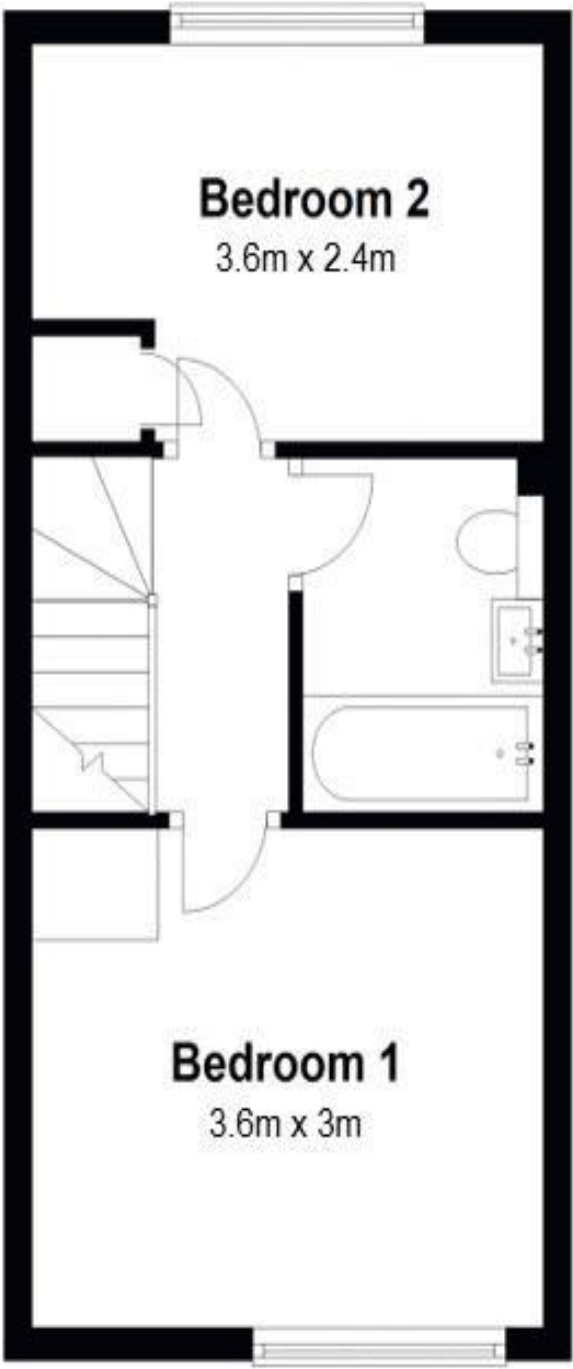


FLOOR PLAN

Ground Floor



First Floor



## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



# Bardens

---

Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)  
[www.bardensestates.co.uk](http://www.bardensestates.co.uk)