

Broadcroft

Tunbridge Wells • Kent • TN2 5UG



KINGS ESTATES
PROFESSIONALS IN PROPERTY



Broadcroft

Tunbridge Wells • Kent • TN2 5UG

**Kings Estates are proud to offer this bright and airy,
four-bedroom family home with off road parking and garage close to the Pantiles.**

- Four Bedroom Family Home
 - Light & Airy
- Open Plan Sitting Room / Dining Room
 - Separate Kitchen
- Downstairs Shower Room (Family Bathroom)
 - Elevated Views From The First Floor
 - Cul-De-Sac Location
 - Off Road Parking
 - Integral Garage
 - Close To The Pantiles



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



DESCRIPTION

Kings Estates are proud to offer this bright and airy, four-bedroom family home with off road parking and garage close to the Pantiles.

LOCATION

Broadcroft is a popular residential location situated within walking distance of several local amenities. There is a large Sainsbury's superstore, as well as the historic Pantiles, which is famed for its pavement cafes, restaurants, and bars. A little further on you will find the Old High Street, with its independent boutiques and jewellers, and approximately 1 mile from the property is Tunbridge Wells mainline railway station with commuter links to London Terminals and the Kent coast. There is a local bus stop linking with the town and a selection of local schools catering for a wide range of age groups. Recreational facilities include a golf course, tennis club, rugby club, and a selection of parks, with easy access to the neighbouring countryside.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to all rooms, ceiling mounted light, cloak cupboard.

SITTING ROOM

Open plan sitting room with rear aspect windows and double doors opening to a decked area, ceiling mounted spotlights.

KITCHEN

Front aspect window, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for dishwasher and fridge/freezer. Recessed ceiling mounted spotlights. Large storage cupboard.

SHOWER ROOM

Suite comprising corner shower cubicle with Aqualisa shower, a range of fitted storage units with inset sink and mixer tap, low level WC, chrome heated ladder style towel rail, front aspect frosted window. Recessed ceiling mounted spotlights. Cupboard with plumbing for washing machine.

FIRST FLOOR

LANDING

Front aspect window, wall and ceiling mounted lights, airing cupboard, doors to all rooms.

MASTER BEDROOM

Rear aspect windows with elevated views, ceiling mounted light.

BEDROOM 2

Rear aspect windows with elevated views, ceiling mounted light, built-in storage cupboards.



BEDROOM 3

Front aspect window, ceiling mounted light.

BEDROOM 4

Front aspect window, ceiling mounted light.

BATHROOM

White suite comprising panel enclosed bath with mixer tap, vanity unit mounted wash hand basin with mixer tap, a range of storage cupboards, low level WC, large shower with shower attachment and drench head. Recessed ceiling mounted spotlights, chrome heated ladder style towel rail.

OUTSIDE

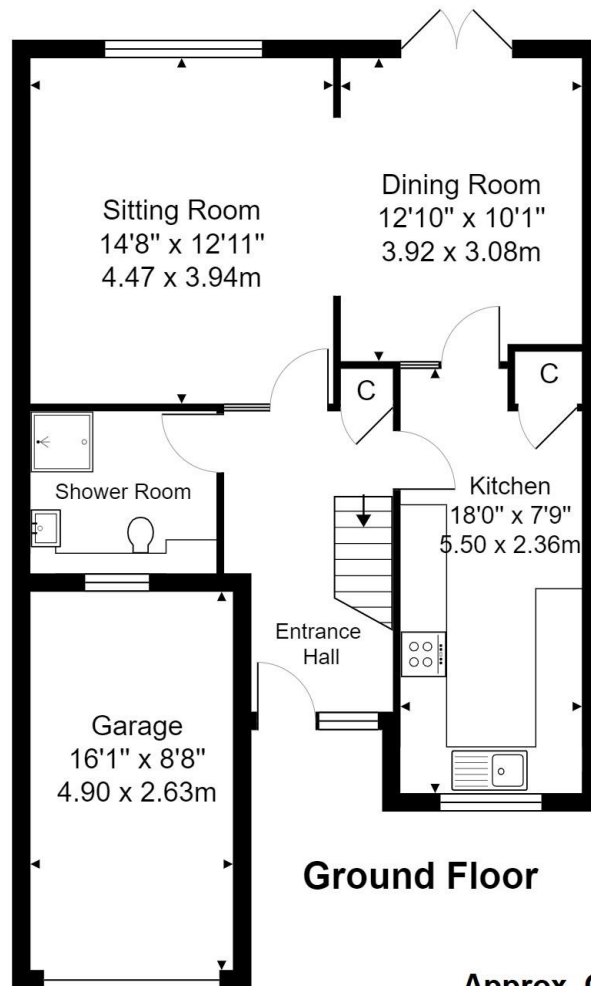
The rear garden is tiered with a decked area and steps leading down to a patio area with shed. To the front of the house there is a small lawned area with flower bed, steps leading to the front door and drive way providing off road parking. There is a garage with an up and over door and light and power.

OTHER INFORMATION

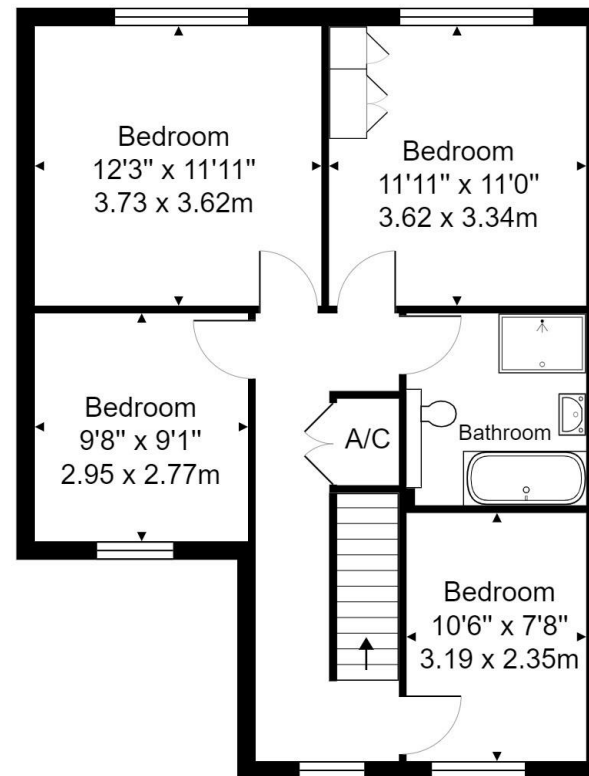
COUNCIL TAX BAND - E - £2,299.04pa for the year 2020/21 (Tunbridge Wells Borough Council)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.

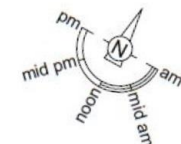


Ground Floor



First Floor

Approx. Gross Internal Area:
 1271 sq. ft / 118.1 sq. m (Excl. Garage)
 1422 sq. ft / 132.1 sq. m (Incl. Garage)



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





KINGS ESTATES

PROFESSIONALS IN PROPERTY

www.kings-estates.co.uk