



4 Broad Oak Close
Tunbridge Wells, TN2 5UF
Offers Over £700,000



Banfield Estate Agents are proud to present to the market this well presented, spacious four bedroom detached family home, situated in a quiet residential cul de sac on the desirable South side of Tunbridge Wells. Well located within walking distance of the historic Pantiles, the Old High Street and the mainline station. To the ground floor this large property benefits from a generous size lounge and an open plan kitchen/ dining room, utility room and downstairs cloakroom. To the first floor there are four bedrooms and family bathroom. Externally, to the rear of the property there is a private rear garden with the added bonus of a home studio. To the front of the property there is a driveway with parking for at least two vehicles and single garage. Viewing is highly recommended to discover all this fabulous family home has to offer!

Entrance

Double glazed front door with obscure glazed side panels opening into:-

Hallway

Spacious hallway with wood effect flooring, storage cupboard housing the warm air central heating boiler and an additional useful understairs storage cupboard. Stairs rising to first floor. Doors to:-

Cloakroom

Push handle flush toilet and pedestal sink. Obscure UPVC double glazed window to the side with radiator below. Wood effect flooring.

Living Room

Glazed double doors open into this spacious double aspect room. Large UPVC double glazed window to the front and double glazed French doors with glazed panels either side to the rear opening out to the garden.

Kitchen/ Dining Room

The wood effect flooring continues into this sociable kitchen/ dining room, contemporary laminate wall and base units wrap around one end of the room, with complimentary wooden worktop and upstand. Intergrated double oven sits below five ring gas hob with extractor above. Stainless steel sink and drainer, mixer tap and flexi hose sits below UPVC double glazed window with views out onto the garden. Space for fridge/ freezer and space and plumbing for dishwasher. Useful shelved pantry cupboard which is also home to the consumer unit. The dining area is dual aspect, with double glazed window to front and double glazed French doors out to the garden. Cleverly built in bench seat also acting as further storage. Door to:-

Utility Room

A range of wall and base units line either side, worktop over with stainless steel sink and drainer inset and double glazed window above. Space and plumbing for washing machine and tumble dryer beneath. Wall mounted electric heater. Wood effect flooring.

First Floor

Landing

UPVC double glazed window to the side, built in airing cupboard with slatted shelving. Loft hatch to partially boarded roof void. Doors to:-

Bedroom One

Spacious double bedroom with large UPVC double glazed window to the front.

Bedroom Two

Another generous double bedroom with UPVC double glazed window with views over the garden. Useful built in wardrobe with shelving and hanging rail.

Bedroom Three

A light and airy dual aspect bedroom with UPVC double glazed windows to the front and a further window to the side. Built in wardrobe over the stairwell with shelving and hanging rail.

Bedroom Four

A nice size room with UPVC double glazed window to the rear.

Family Bathroom

Part tiled, this contemporary room comprises of bath with wall mounted shower above and black crittal effect shower screen. Enclosed push button flush toilet, vanity cupboard with sink above, tiled splashback. Obscure UPVC double glazed window to the rear. Tiled flooring.

Rear Garden

Raised area of decking wraps around the rear and side of the property. Steps and slide down to lawn area. Mature shrubs and trees line the perimeter.

Studio

A versatile space, currently utilised as a creative studio but could also lend itself well to being a home office or garden room. Externally the building is clad with 'Perma Char' timber, external PIR lighting, ambient ventilation fans Internally the building benefits from being completely sound proof, has power and light and useful USB sockets. Reclaimed scaffold board flooring.

Garage & Parking

Single garage with up and over door, benefitting from light and power. Driveway in front which allows parking for at least two vehicles in tandem. Option to create further parking, if desired.

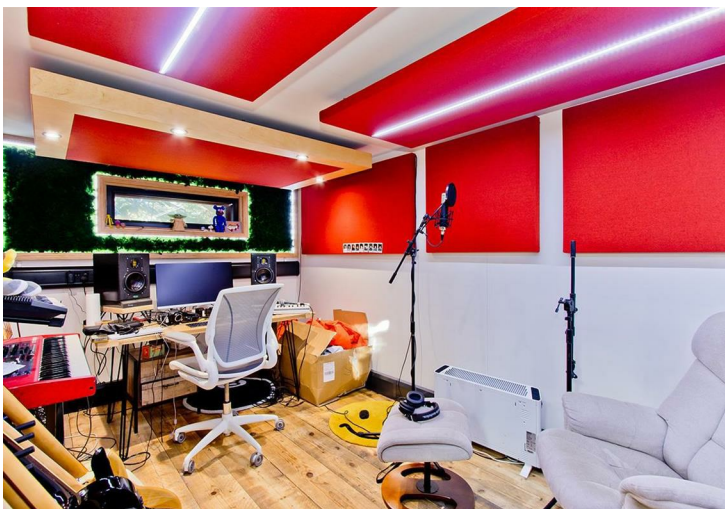
Additional Information

Tunbridge Wells Borough Council. Council Tax Band E.

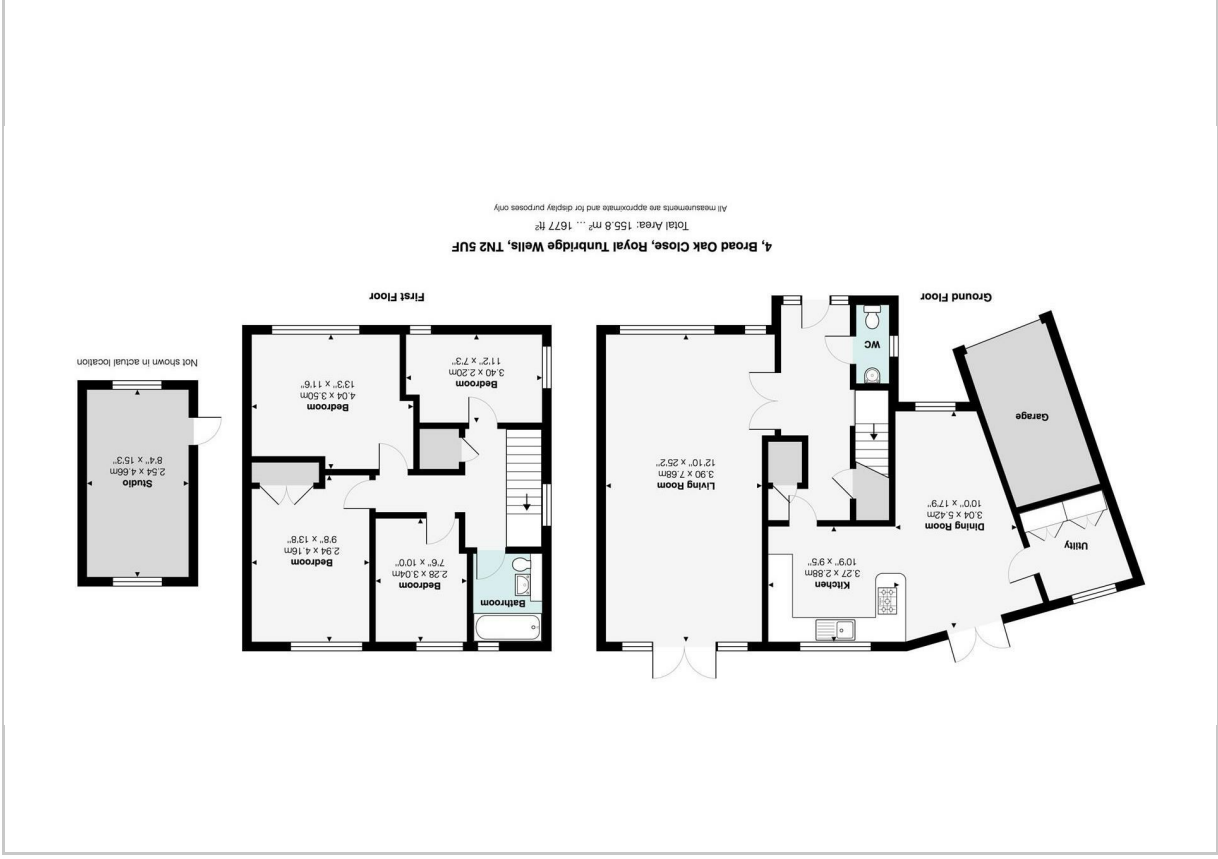
NB

In accordance with section 21 of the Estate Agency Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold on behalf of a person or person related to an employee of Banfield Estate Agents Limited.





Floor Plan



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

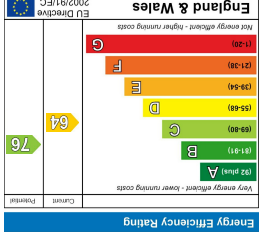
if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | www.banfieldresidential.com | info@banfieldresidential.com

Energy Efficiency Graph



Area Map

