



26 Broadmead, Tunbridge Wells, Kent TN2 5RH

Offers in the Region Of £595,000 Freehold

When experience counts...

est. 1828
bracketts

Located in a popular residential area on the favoured south side of town, this very well-presented three-bedroom detached bungalow offers comfortable single-storey living with excellent potential to extend (subject to the necessary consents). Set on a wide plot with a pretty, established garden, the property would suit both families and those seeking a peaceful place to retire. The accommodation includes a modern fitted kitchen, a spacious open-plan living/dining room, a bright garden room, three bedrooms, a family bathroom, and a separate WC. Outside, the property benefits from a south west facing garden, perfect for enjoying the sun throughout the day. A garage, gas central heating, and double glazing add to the comfort and convenience of the home. There is also a bus stop just outside, offering excellent access to local amenities while maintaining a quiet and peaceful setting. Chain free.

- Detached 3 Bedroom Bungalow
- Favoured South Side of Town
- Modern Kitchen
- Spacious Sitting Room/Dining Room
- Seperate Bathroom & W/C
- Garden Room
- Wide Plot
- Attractive Front & Rear Gardens
- Generous Parking
- Garage
- Chain Free





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:

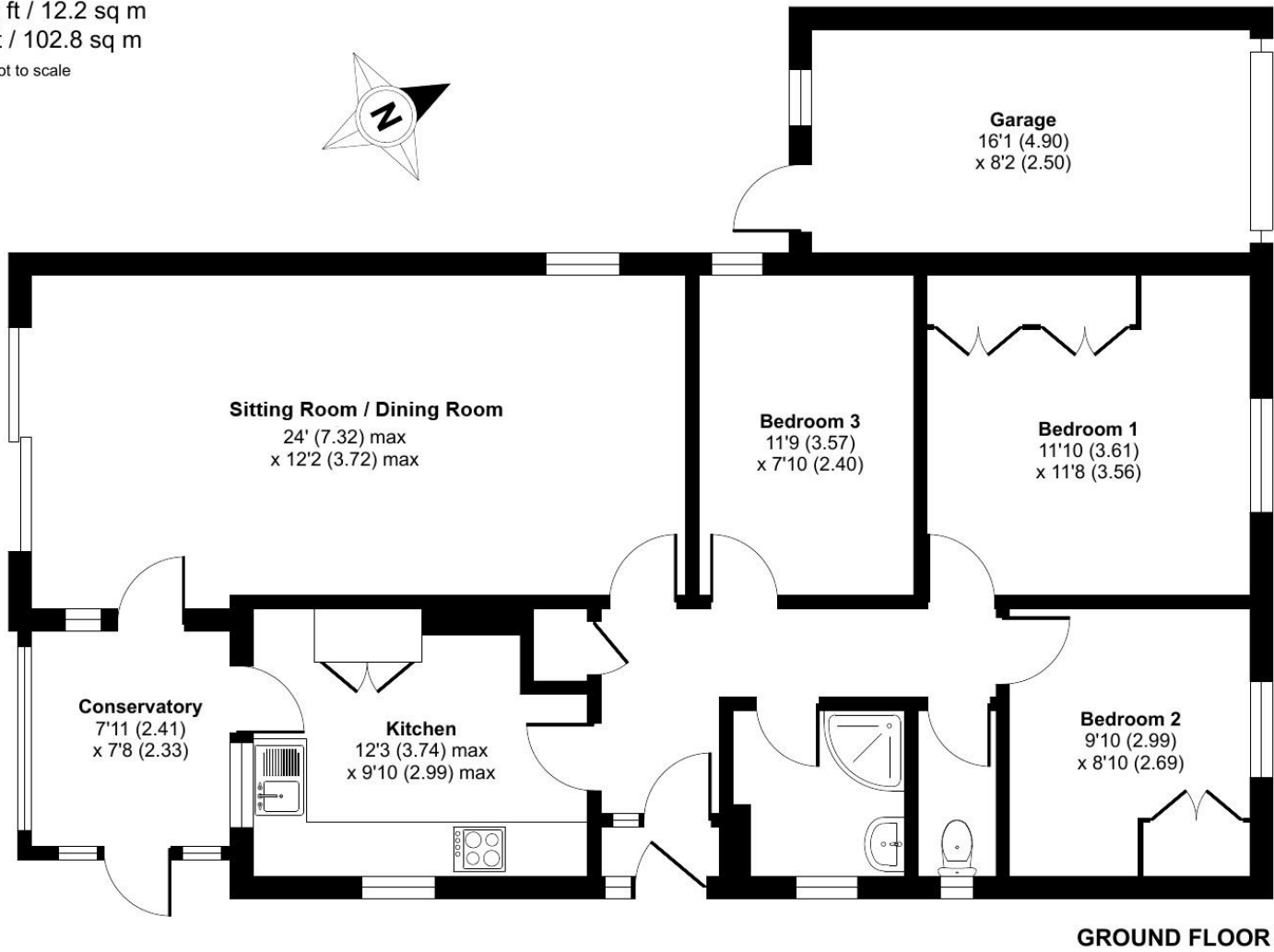
Council Tax Band: E



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Broadmead, Tunbridge Wells, TN2

Approximate Area = 976 sq ft / 90.6 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1108 sq ft / 102.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	77
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1363348

27-29 High Street
Tunbridge Wells, Kent TN1 1UU
01892 533733
tunbridgewells@bracketts.co.uk