



## 90 High Brooms Road, Tunbridge Wells, TN4 9BQ £1,995 Per month



High Brooms Road, Tunbridge Wells - Booking Viewings for Wednesday 17th June

Positioned in a highly convenient location and offering excellent accommodation throughout, this well-presented three-bedroom home provides the perfect balance of space, practicality and connectivity for modern family living.

The property welcomes you with a bright and spacious lounge, creating an inviting space to relax and unwind. To the rear, the generous kitchen/dining room forms the heart of the home, offering ample space for family meals, entertaining guests and everyday living.

Accommodation is arranged over two floors and comprises three well-proportioned bedrooms, complemented by two bathrooms, making busy family mornings effortless and providing flexibility for growing families or professional sharers alike.

Externally, the property benefits from valuable off-road parking, a sought-after feature in this popular residential area.

Ideally situated within walking distance of High Brooms train station, the property offers excellent transport links into London and the surrounding areas, making it an ideal choice for commuters. Families will also appreciate being within catchment for a selection of highly regarded local grammar schools,

- 2 Bathrooms
- Kitchen / Diner
- Walking Distance to High Brooms Station
- Off Road Parking
- Garden
- Catchment For Good Schools



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) 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 |         |                         |
|                                             | 60      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |