



Victoria House, 59 Upper Grosvenor Road, Tunbridge Wells TN1 2DZ

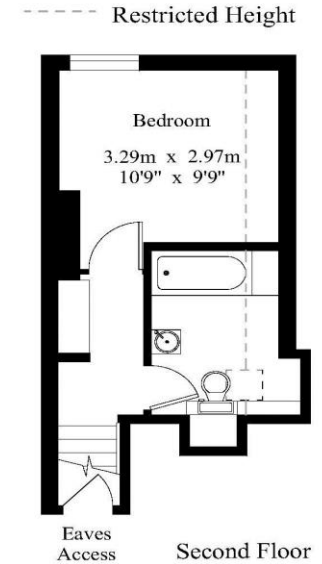
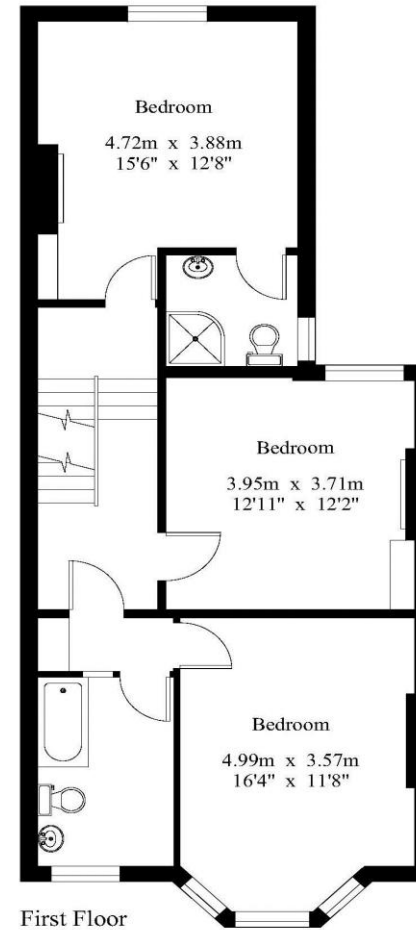
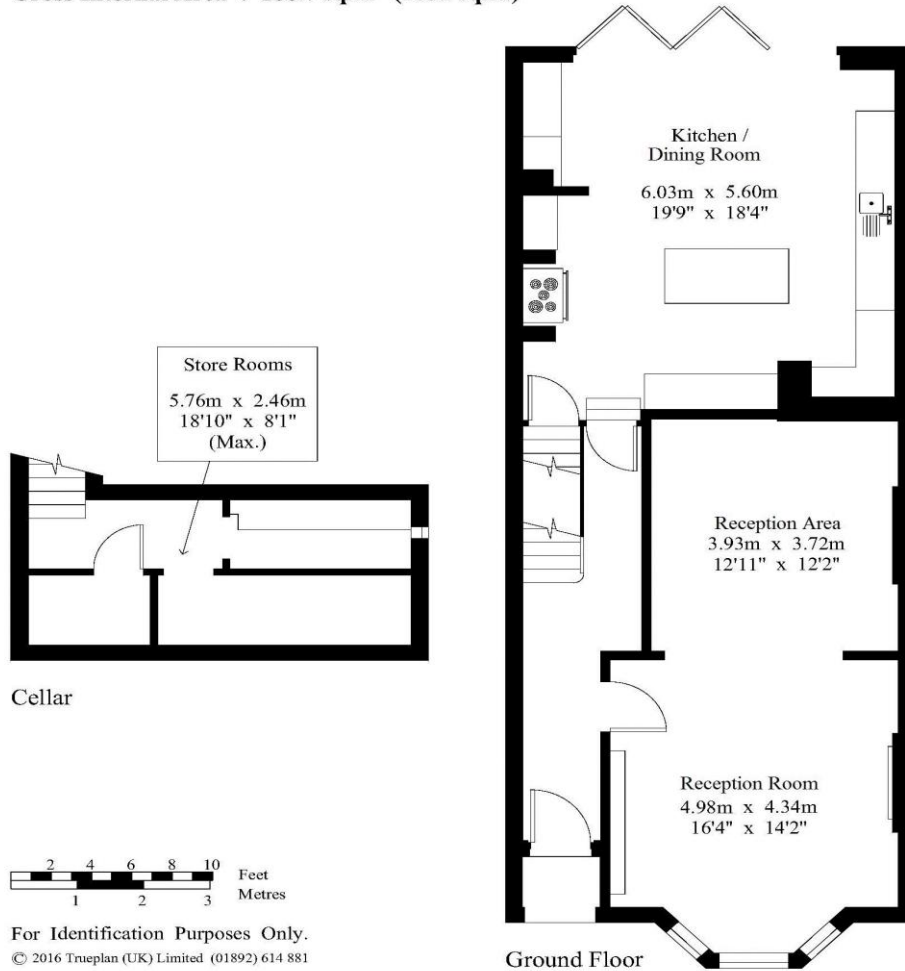
Guide Price £775,000 Freehold

When experience counts...

est. 1828
bracketts

59 Upper Grosvenor Road

Gross Internal Area : 188.7 sq.m (2031 sq.ft.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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VIEWING

By appointment with Bracketts.

LOCATION

Conveniently located on this popular road of Victorian properties within just ¼ of a mile of the Royal Victoria Place shopping centre with its multitude of shopping and recreational facilities, together with restaurants and coffee houses. The open green spaces of both Tunbridge Wells Common and Grosvenor & Hilbert Park are both within approximately ½ a mile. Tunbridge Wells and High Brooms both offer fast trains to London in under one hour.

TO BE SOLD

A substantial three storey extended Victorian home which comes to the market in superb decorative order and benefiting from a showpiece kitchen/dining room with full width bi-fold doors opening directly onto the landscaped rear garden. There are four double bedrooms, three bathrooms, together with useful cellar rooms. There is the added benefit of off street parking for two cars on the front drive of this home which is set well back from the road. The house retains some Victorian features and boasts gas central heating, as well as a log burning stove.

ACCOMMODATION

Original timber Front Door, with glazed inserts and panel above, opening to:

Entrance Hall

Real wood flooring which extends into the principal reception rooms. Ornate coving and corbels. Radiator set within a cabinet. Door to reception room and kitchen/dining room. Rise of stairs to the First Floor.

Through Reception Room

Angular bay with three timber sash windows to the front with New England style shutters. Matching wood flooring. Chimney breast with quartz fireplace with wood burning stove set on a slate hearth. Range of fitted shelving with concealed radiator. Picture rail and ornate coving. Open plan to:

Rear Reception Area

Matching flooring. Picture rail and ornate coving.

Kitchen/Dining Room

A superb, spacious and bright room with white kitchen units and quartz worktops. Undermount sink and chromed mixer tap. Brick tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Integrated stainless steel AEG microwave oven and space and plumbing for an American style fridge/freezer. Space for Range cooker set within the chimney breast with a brick tiled surround. Fitted four door cupboard. Central island with real wood woodblock worktop. Integrated AEG dishwasher. Lime washed effect flooring. Door to cellar.

Dining Area

Space for large table and chairs. Column style modern radiator. Matching range of units and worktop. Four panel bi-fold door extending across the width of the rear opening directly onto the landscaped rear garden.

Cellar

Accessed from the kitchen with three useful areas providing extensive storage and housing the consumer unit and alarm panel.

First Floor Landing

Doors to all rooms. Turned rise of stairs to the Second Floor.

Bedroom 2

A double bedroom with double door built-in cupboard with shelving. Chimney breast with painted feature fireplace. Timber sash window overlooking the rear garden. Door to:

En Suite Shower Room

Corner shower with a rainhead shower, basin and WC. Chromed ladder style heated towel rail. Frosted timber sash window to the side. Inset ceiling spotlights.

Bedroom 3

A double bedroom with timber sash window to the rear. Chimney breast with painted feature fireplace with fitted cupboard to one alcove. Picture rail.

Master Bedroom

A double bedroom with angular bay with double glazed sash windows to the front. Picture rail and coved cornice. Chimney breast.

En Suite Bathroom

Bath with mixer tap with telephone style attachment, together with an additional shower above, basin and WC. Frosted timber sash window to the front. Wood effect flooring.

Second Floor Landing

A double bedroom with sloping ceiling. Timber sash window to the rear. Full height double door cupboards providing storage and shelving. Chimney breast with painted feature fireplace.

Bathroom

Bath with mixer tap, together with a separate shower above and glazed shower screen set into a Travertine tiled surround. Wall hung cabinet with Travertine basin with chromed mixer tap. Back to wall WC with concealed push button flush. Travertine tiled floor. Chromed ladder style heated towel rail. Sloping ceiling with a Velux skylight to the side. Built-in shelved cupboard.

OUTSIDE

To the **Front** of the property is a landscaped garden with tessellated path with rope edging leading to the front door, adjoining a pea shingled driveway providing parking for two cars. To the **Rear** there is a landscaped level garden with shrubbery borders and gated rear access.

ROUTE TO VIEW

From our office in the High Street proceed into London Road heading north. Continue passing through The Common and at the junction with St Johns Road turn right into Grosvenor Road and at the bottom of the hill turn left into the one-way system bearing left into Upper Grosvenor Road where this property will be found shortly after Park Road on the left hand side.

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