



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Springfield Road, Groombridge

Offers In Region Of £650,000

4 2 3



This delightful 3/4 bedroom semi detached house with off road parking for three cars is situated on a quiet road in the popular village of Groombridge, within walking distance of the primary school and village shops.

The accommodation which is tastefully decorated throughout comprises; living room with feature fireplace, fitted kitchen with integrated appliances, utility room (which could be used as a home office), dining room with roof light window, further reception room, and a bathroom with a roll top bath. On the first floor there are 3 bedrooms and a shower room.

The enclosed rear garden is laid to lawn with 2 paved seating areas.

The property benefits from double glazing and gas fired heating.





TOTAL FLOOR AREA: 1322 sq.ft. (123.9 sq.m.) approx.
 We warrant that the information has been made available to you in accordance with the requirements of the Energy Act 2011. We warrant that the information is accurate and that we have taken all reasonable steps to ensure that the information is up to date. We warrant that the information is not misleading and that we have taken all reasonable steps to ensure that the information is not misleading. We warrant that the information is not misleading and that we have taken all reasonable steps to ensure that the information is not misleading.

- Semi Detached House
- Off Road Parking
- Rear Garden
- Council Tax D
- 3/4 Bedrooms
- Village Location
- Utility Room
- EPC D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

📞 01892 515188

Offices in Tunbridge Wells & Crowborough

📧 sales@kmjproperty.co.uk

🌐 www.kmjproperty.co.uk