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 **KMJProperty**
Your local independent Estate Agent

4, Providence Cottages Corseley Road, Groombridge
Offers In Region Of £450,000

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As you approach this property you are greeted by a small, fenced front garden and side access to the rear garden.

Upon entering the property, you are met with a porch area which is perfect for storing outdoor shoes and coats.

Moving through the property you will find the spacious living room, featuring a large front-facing window that fills the space with natural light and a cosy fireplace giving the room a bright and welcoming feel.

The property flows naturally into the dining room, a large, bright space perfect for every day dining or hosting.

Adjacent is the well appointed kitchen, complete with integrated appliances, including an electric hob, and ample above-counter storage for practicality and organisation. The kitchen also allows access to the rear garden,

A downstairs WC is neatly located under the stairs, offering a compact and functional addition.

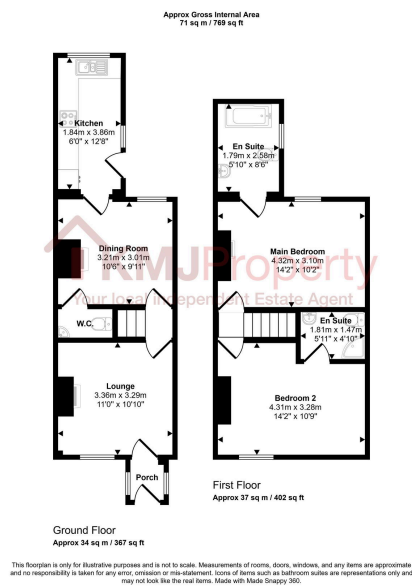
Upstairs, both bedrooms are generously sized doubles and benefit from plenty of natural light.

The main bedroom includes an en suite bathroom with a shower-over-bath, while the second bedroom's en suite features a cubicle shower with a sleek, modern design.

At the rear, the property benefits from a quaint garden, perfect for outdoor relaxation or entertaining.

This property boasts a perfect location. Groombridge St Thomas' Church of England Primary School is just a short stroll away (about 4 minutes on foot). For dining, The Junction Inn, a local pub, is only a 2-minute walk. Everyday essentials are conveniently located at the Post Office, just a short walk away. The area is also surrounded by abundant green spaces, perfect for dog walks and outdoor activities. Groombridge is served by the 291 bus route, connecting Crawley to Tunbridge Wells. Eridge Station is a 5-minute drive, offering direct links to London. Tunbridge Wells town centre is just a 15-minute drive, with a wide variety of shops, cafes, and restaurants.





- Mid Terrace
- Dining Room
- Downstairs WC
- Front Garden with Access to Rear Garden
- EPC: C
- 2 Double Bedrooms with En Suites
- Large Reception Room
- Kitchen with Intergrated Appliances
- Sought After Location
- Coucil Tax Band:

