

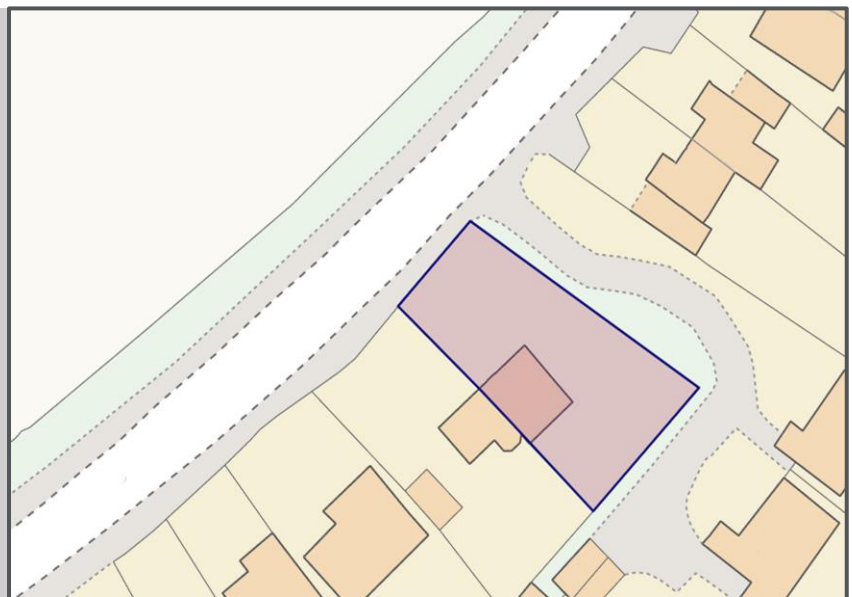
01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



Withyham Road, Groombridge, TN3 9QP

- Extended Semi Detached
- 3 Bedrooms, 3 Reception Rooms
- Amazing Kitchen/Breakfast Space
- Feature Garden and Views
- Existing Planning Permission
- Driveway/Off Road Parking



### EPC RATING

Current:

61 | D

Potential:

83 | B

**Guide Price:**

**£550,000 - £575,000**



## Withyham Road, Groombridge, TN3 9QP

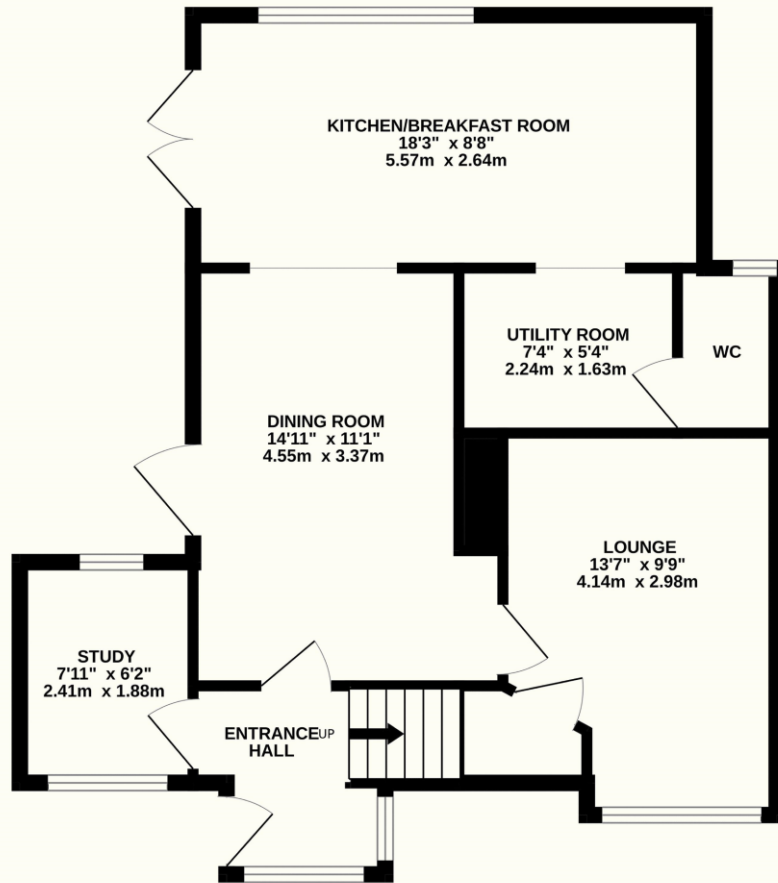
This is a beautifully presented family home with lots of space that will appeal to a range of potential buyers. The property is set opposite fields and farmland with picturesque far-reaching views. The property is very well presented throughout and has been extended by the current owners to create a beautiful open plan kitchen/breakfast room with vaulted ceiling and doors to the rear garden. There is also planning permission (WD/2015/1016/F) to extend to the side of the house if you require even more space. Also on the ground floor is a bright lounge with open fireplace, separate dining room and utility room with downstairs WC. Finally, there's a study off the entrance hallway which is perfect for those working from home these days. Upstairs are three bedrooms and an impressive contemporary family bathroom with white suite. The rear garden offers a nice area of lawn and a Southerly orientation which will provide sunshine throughout the day and being enclosed by fencing makes it ideal for children to play in safely. There is a useful driveway to the side comfortably providing off-road parking for several vehicles and an attractive lawned front garden. The property is just a short walk away from the local shop, post office and highly regarded local Primary School. By road the large towns of Crowborough and Tunbridge Wells are within easy reach as well as easy access to the beautiful Ashdown Forest and the coast. This is a very impressive family home in a pretty semi-rural village location that we recommend very highly indeed.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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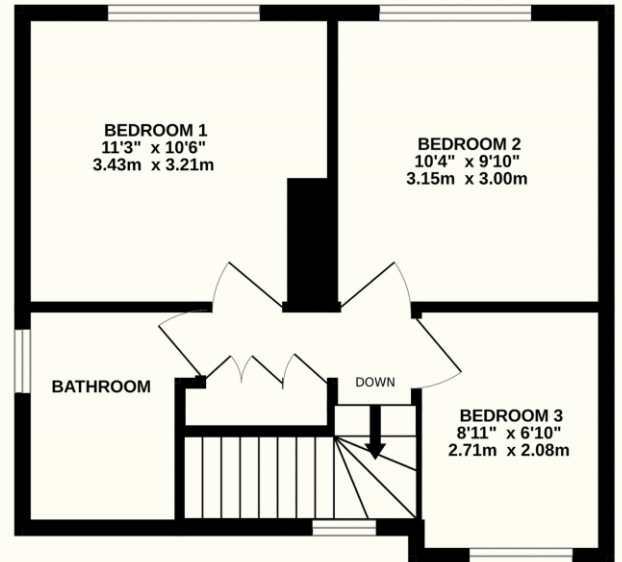






TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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