



Connells

Newton Willows
Groombridge Tunbridge Wells



Property Description

GUIDE PRICE £400,000 - £425,000

Offered for sale is this fantastic two double bedroom semi-detached house which is situated within the highly regarded village of Groombridge. The house has been extended to the rear via a conservatory which has totally opened up the kitchen space. This home would ideally suit a young family, first time buyers or those looking to downsize within the village.

The accommodation comprises of, Entrance into Lounge, Kitchen which is open to the Conservatory. Two double bedrooms to the front and the back with the bathroom in the middle.

The rear garden is low maintenance as is backed onto by the Spa Valley Railway line which occasionally has steam engines going by. There is also a garage which comes with the property.

Groombridge is a village that sits on the border of Kent and East Sussex, approximately 4.5 miles South West of Tunbridge Wells. The village itself offers a local primary school as well as popular public houses and a convenient store.

The Spa town of Royal Tunbridge Wells offers a further range of shopping and leisure facilities as well as highly sought after schooling options.



Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

Open Kitchen Conservatory

17' 7" x 11' 10" (5.36m x 3.61m)

Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m)

Bathroom

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/TWL405630

Tenure: Freehold



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