



Upper Grosvenor Road TUNBRIDGE WELLS TN1 2EJ

for sale offers in excess of
£550,000



Luxurious and completely picturesque throughout, this charming three-bedroom semi-detached home with a loft room offers a seamless blend of period character and modern elegance. The ground floor features a welcoming entrance hall, a spacious lounge with a striking bay window and bespoke shutters, a formal dining room, and a beautifully presented kitchen equipped with high-end integrated appliances.

Upstairs, you'll find three generously sized bedrooms (one currently used as a home office) and a contemporary family bathroom. The loft room provides additional flexible space, ideal for a home office or guest accommodation.

Outside, the fully landscaped rear garden offers a tranquil retreat with a fabulous patio area and a lush lawn, perfect for entertaining during the warmer months. A side outbuilding adds ample storage. The block-paved driveway provides parking for multiple vehicles.

Situated within easy reach of excellent transport links to London, this exceptional home presents a rare opportunity for a growing family seeking a forever home in a prime location.

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.



ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

11' 10" Max x 14' Max Into Bay (3.61m Max x 4.27m Max Into Bay)

Dining Room

11' Max x 9' 5" Max (3.35m Max x 2.87m Max)

Kitchen

12' 3" Max L-Shape x 8' Max L-Shape (3.73m Max L-Shape x 2.44m Max L-Shape)

First Floor

Bedroom One 9' 4" Max x 14' Max Into Bay (2.84m Max x 4.27m Max Into Bay)

Bedroom Two

9' 3" Max x 12' Max (2.82m Max x 3.66m Max)

Bedroom Three

5' 6" Max x 8' 4" Max (1.68m Max x 2.54m Max)

Bathroom

Second Floor

Ladder leading to -

Loft Room

13' 3" Max x 11' 4" Max (4.04m Max x 3.45m Max)

Restricted head height

OUTSIDE

Front Garden

Rear Garden

Outbuilding

11' 9" Max x 7' 5" Max (3.58m Max x 2.26m Max)

Driveway

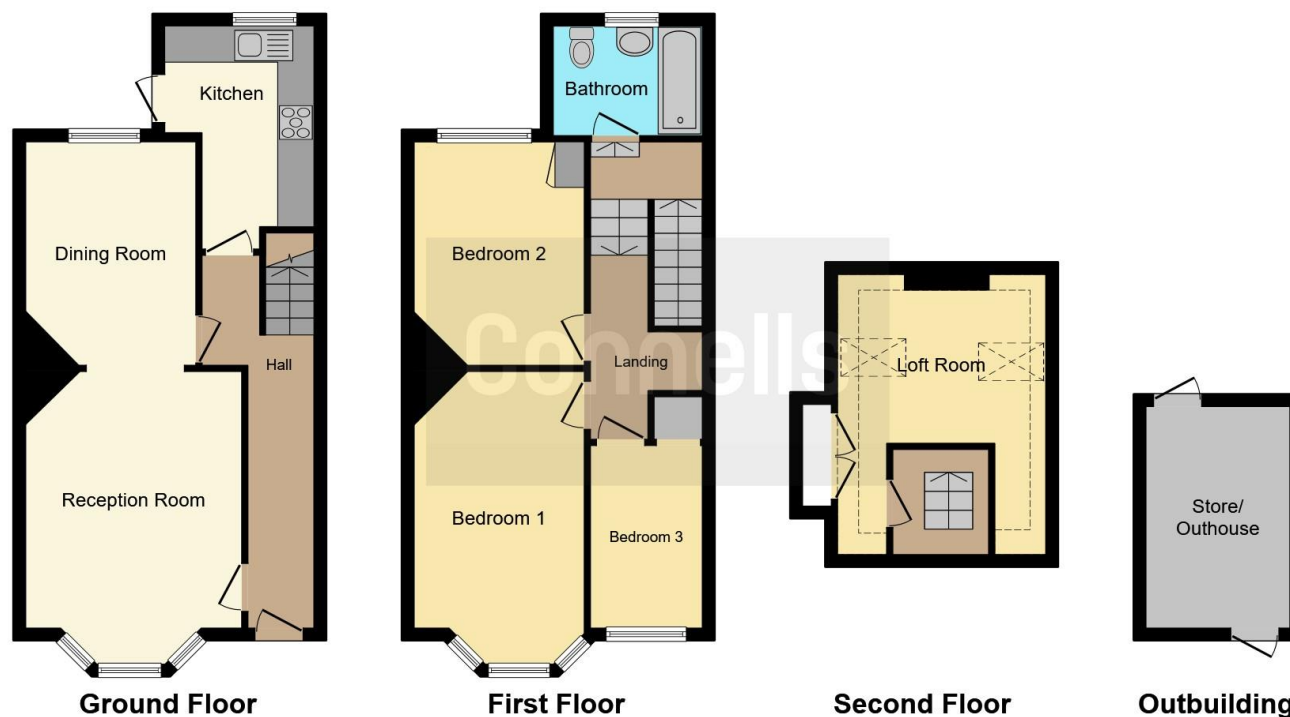
Additional Information

- Front wall recently rendered and painted
- Recently installed block paving front and back
- Recently installed wooden decking
- Smart lock front door
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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5 Vale Road
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: TWL406160 - 0021