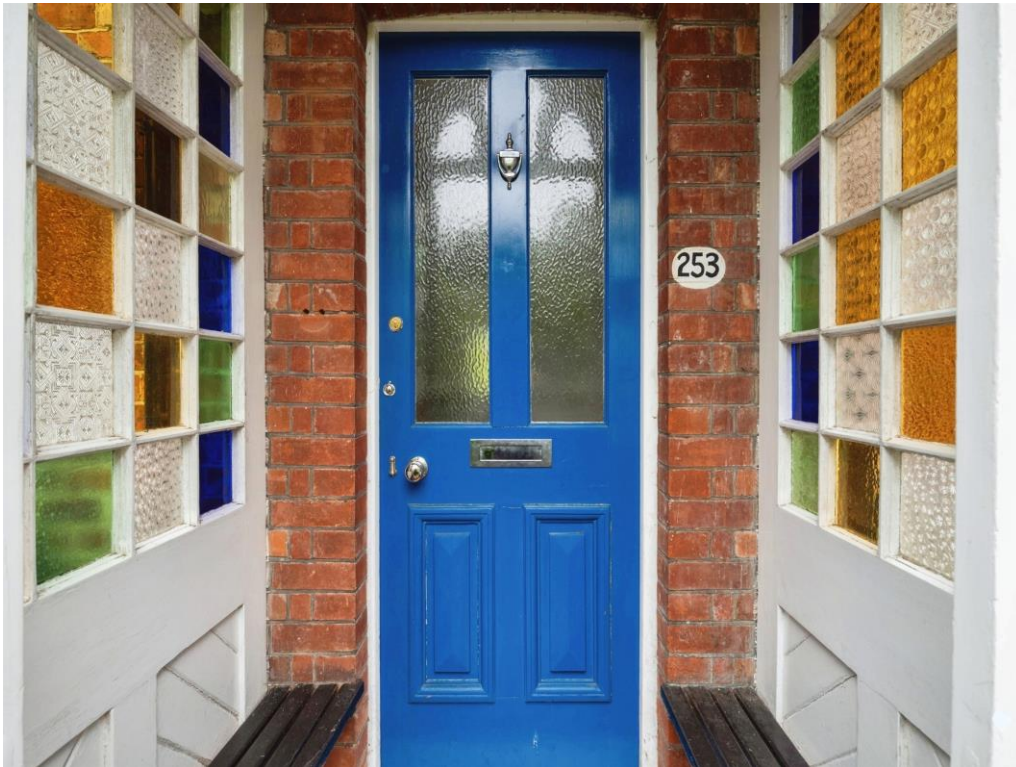




Upper Grosvenor Road
Tunbridge Wells TN1 2EJ

for sale offers in excess of
£315,000



Property Description

Set along a secluded private pathway, this beautifully refurbished two-bedroom maisonette forms part of an attractive detached property housing just two apartments. With its own private entrance and a well-established rear garden, this home offers a rare combination of privacy and modern living.

Finished to an exceptional standard throughout, the accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, a contemporary kitchen/breakfast room featuring a range of integrated appliances, a cloakroom, two generous double bedrooms, and a sleek family bathroom.

Outside, the property benefits from a mature, private rear garden with established shrubs and hedges—perfect for relaxing or entertaining.

An ideal opportunity for first-time buyers, those looking to downsize, or investors seeking a high-quality rental property.

Ground Floor

Entrance Hall

Lounge/Dining Room

12' 2" Max x 10' 7" Max (3.71m Max x 3.23m Max)

Kitchen/Breakfast Room

8' 10" Max x 11' 1" Max (2.69m Max x 3.38m Max)

Pantry

4' 2" Max x 3' 9" Max (1.27m Max x 1.14m Max)

Cloakroom

Bedroom One

10' 9" Max x 10' 8" Max (3.28m Max x 3.25m Max)

Bedroom Two

11' 8" Max x 10' 6" Max (3.56m Max x 3.20m Max)

Bathroom

Outside

Front Garden

Rear Garden

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.

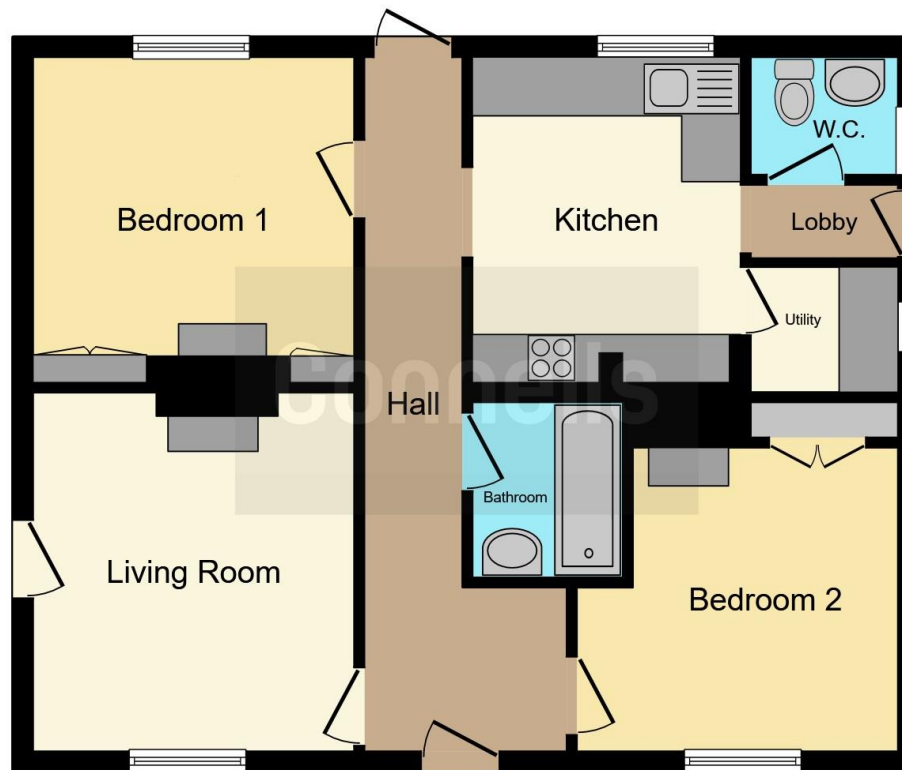
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









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
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406456



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