



Connells

Upper Grosvenor Road
Tunbridge Wells

Upper Grosvenor Road Tunbridge Wells TN1 2EQ

for sale offers in excess of
£575,000



Property Description

Located in the popular Upper Grosvenor Road, this well-presented semi-detached home offers a perfect balance of modern comfort and practical living. Just a short distance from Tunbridge Wells town centre, the property provides easy access to shops, restaurants, and highly regarded schools.

The property opens with a welcoming entrance hall leading to a bright lounge/dining room, which enjoys direct access to the rear garden which is ideal for relaxing or entertaining.

The kitchen/breakfast room is stylish and functional, fitted with quality appliances and contemporary finishes.

A downstairs cloakroom completes the ground floor.

Upstairs, there are three good-sized bedrooms and a modern family bathroom. There is also potential to extend to the rear or into the loft (subject to planning consent).

Outside, the property benefits from a private driveway, detached garage, and a well-maintained garden, perfect for enjoying the warmer months.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Lounge/Dining Room

23' L-shape x 16' 9" L-shape (7.01m L-shape x 5.11m L-shape)

Kitchen/Breakfast Room

18' 7" x 8' 1" (5.66m x 2.46m)

First Floor

Landing

Bedroom One

12' 9" x 8' 9" (3.89m x 2.67m)

Bedroom Two

10' 6" Plus Door Recess x 10' (3.20m Plus Door Recess x 3.05m)

Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

Bathroom

Outside

Front Garden

Rear Garden

Driveway

Garage

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.

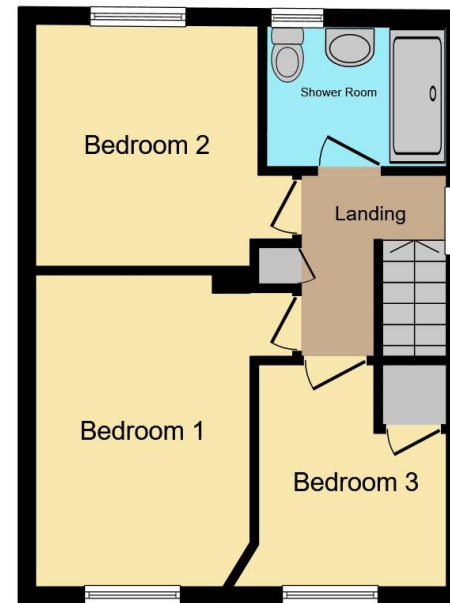








Ground Floor



First Floor

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.propertybox.io

Connells

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406606



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