



76 Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2EU

Guide Price £950,000 Freehold

When experience counts...

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A stunning and beautifully presented four storey Victorian Villa located in an extremely convenient location just 0.5 mile from the town centre. This charming home offers the perfect blend; parking for three cars, a large country cottage garden with good sized lawn with well established shrubs and perennials, lots of character features that integrate with stylish improvements. Of particular note is the double height window that is enjoyed from the dining room and the garden level reception that opens directly to the garden. There is some beautiful and unique carpentry that includes a beautiful open tread turned stairs with curved bannister to the garden level and a bespoke curved range of kitchen units. There are four generous reception rooms, a garden level utility room and shower room, four bedrooms, an en suite, plus a family bathroom. The garden can be reached from the dining room at garden level and a further side door. There is parking for three cars on the front drive and an open aspect to the front. This unique home comes highly recommended.

- 4 Storey
- Unique Carpentry
- Parking for 3 Cars
- 4 Reception Rooms
- Utility Room
- Shower Room
- Bathroom
- En Suite Bathroom
- 4 Bedrooms
- Large Secluded Garden





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

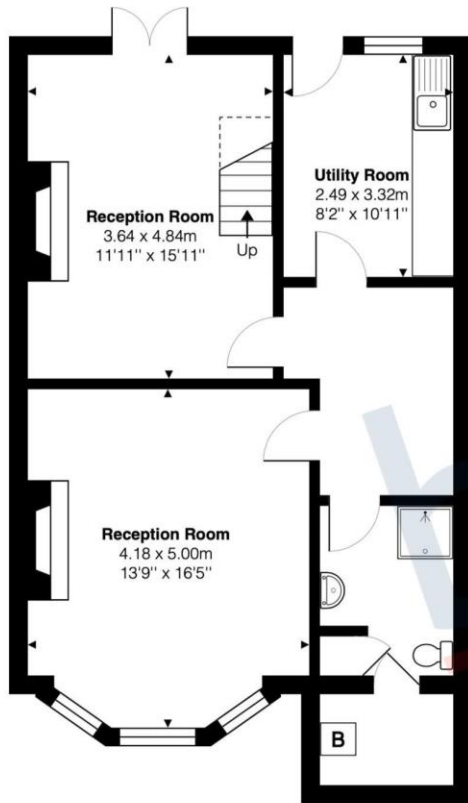
Council Tax Band: E



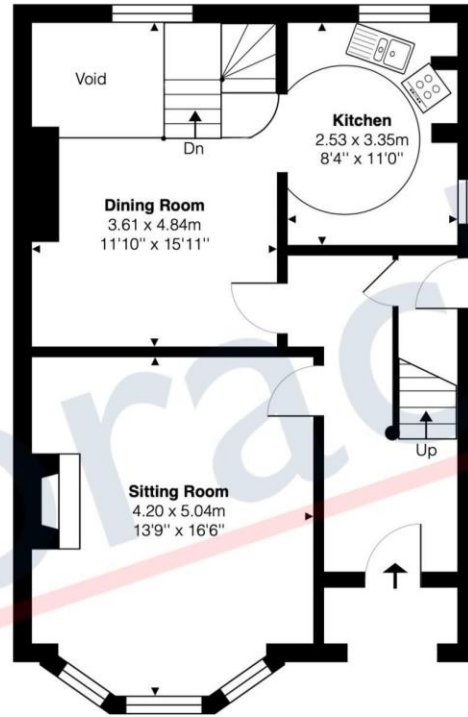
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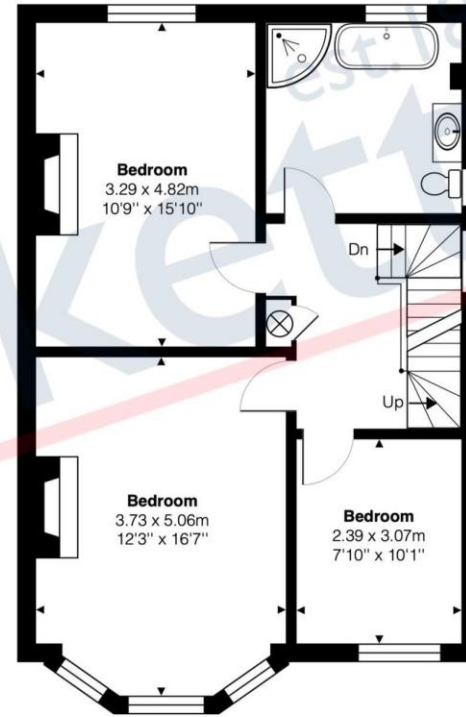
Gross Internal Area Approx 219 sq m / 2363 sq ft



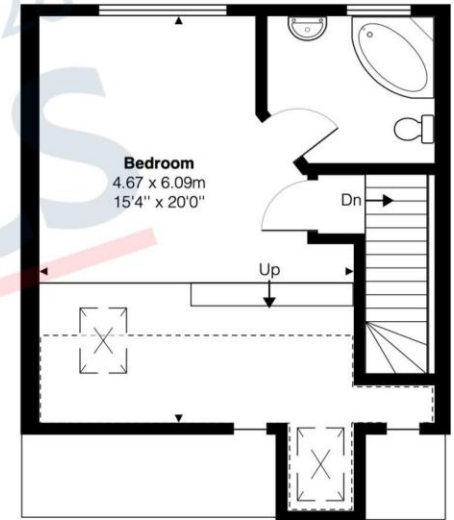
Lower Ground Floor
Approx 63.8 sq m / 687 sq ft



Ground Floor
Approx 58.2 sq m / 627 sq ft
(Including Void)



First Floor
Approx 60.5 sq m / 652 sq ft



Second Floor
Approx 37 sq m / 398 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	