



14 Newton Willows, Groombridge, Tunbridge Wells, Kent TN3 9RF

Guide Price £550,000 Freehold

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Enjoying a highly desirable location within a favoured residential cul-de-sac, this property enjoys views from its front elevation onto the village's cricket ground and is set within a few 100 yards of Station Road, with a general store that affords day-to-day amenities, plus a post office and an independent bakery. The recreation ground, village institute and the Junction public house are all within a similar distance. The highly regarded St Thomas primary school is about 0.33 of a mile away. The house, which has been comprehensively updated in recent years, features replacement double glazed windows and doors and gas fired boiler located in the garage, it has a modern kitchen with Quartz worktops, space for dishwasher and washing machine, integrated ovens and hob, plus replacement sanitary ware. The accommodation comprises entrance lobby, cloakroom/WC, sitting room open plan to dining room, fitted kitchen. Upstairs, there are three bedrooms all with fitted cupboards, bathroom with WC. Outside, there is a pretty front garden with a concealed seating area, driveway, attached garage and a fully enclosed rear garden making it extremely pet and child proof. The property is offered for sale free of any forward chain and is thoroughly recommended for an early viewing.

- No Forward Chain
- Prime Central Village Location
- Cul-de-Sac Position
- Enclosed Rear Garden
- 3 Bedrooms
- Modern Kitchen
- Bathroom/WC
- Cloakroom/WC
- Replacement Sanitary Ware





LOCATION:

The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside.

As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school and a large regularly used Village Institute which houses a daily pre-school. There is also a doctors' surgery, 3 places of worship and 2 public houses.

The towns of Tunbridge Wells and Crowborough are both equidistant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education.

Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

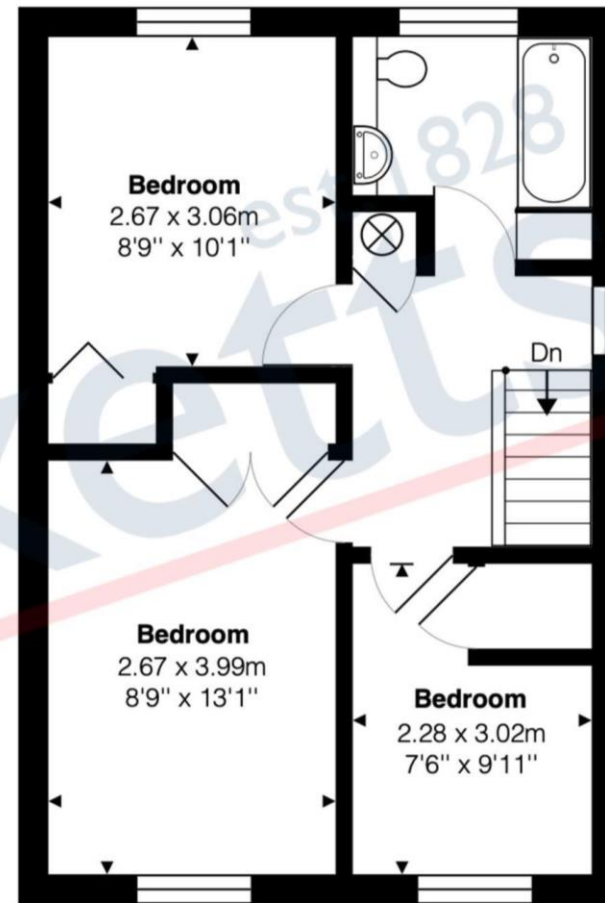
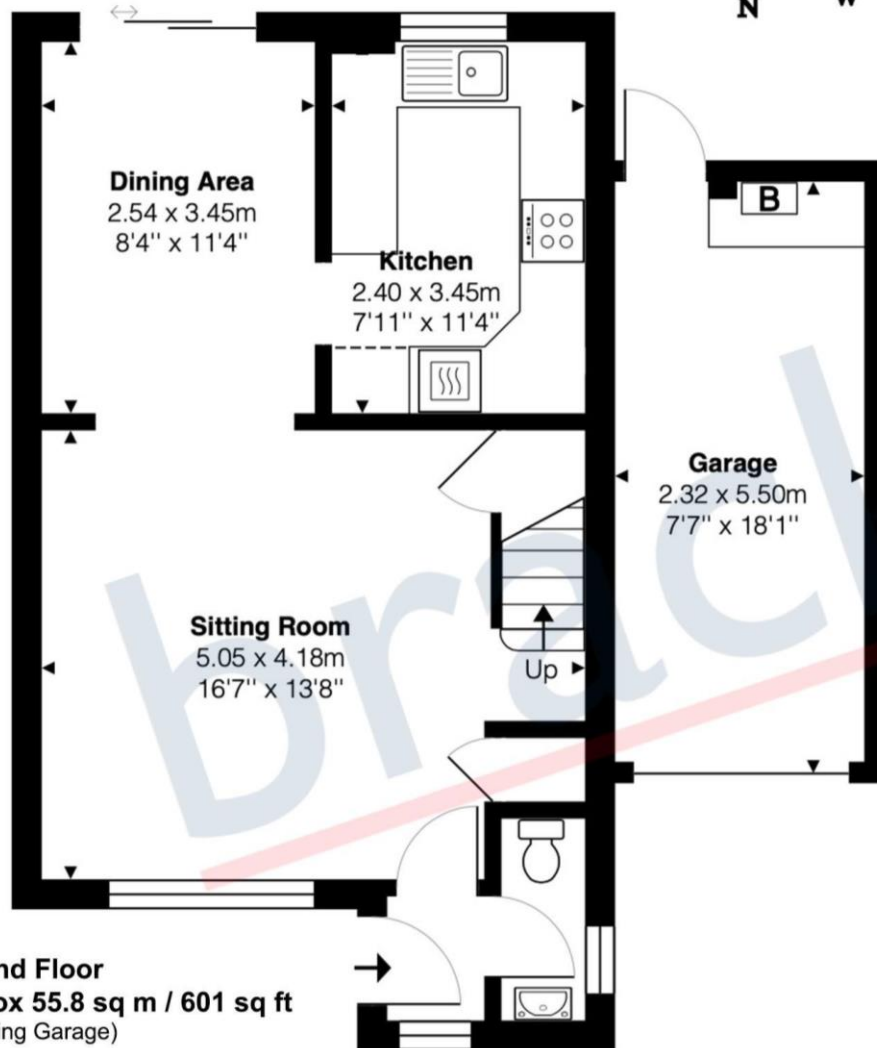
Additional Information:

Council Tax Band: E



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Gross Internal Area Approx 95.2 sq m / 1024 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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