



4 Springfield Place, Corseley Road, Groombridge, Tunbridge Wells, Kent TN3 9RJ

Guide Price £375,000 Freehold

When experience counts...

est. 1828
bracketts

A late Victorian end-of-terrace house with rendered and colour washed elevations under a pitched replacement slate roof. The house is offered for sale with no forward chain and we recommend an early inspection. It affords gas central heating with a modern combination boiler, double glazed windows and has been priced to reflect the condition of accommodation which comprises entrance lobby with stairs up and bay front sitting room, dining room, cloakroom/WC, kitchen and on the first floor there are two bedrooms and a spacious shower room/WC. The enclosed rear garden is an attractive feature with a paved seating area, outside tap, outside power point and lights, a central lawn and a host of established shrubs to beds and borders. Set centrally within the village, the property is within a few 100 yards of Station Road and its day-to-day amenities. Similarly, the Village Institute and recreation ground and is set within 0.25 of a mile of the highly regarded St Thomas primary school.

- Victorian End-of-Terrace House
- Two Reception Rooms
- Cloakroom/WC
- Kitchen
- 2 Double Bedrooms
- Shower Room/WC
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Windows
- No Forward Chain





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 equi-distant (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: D

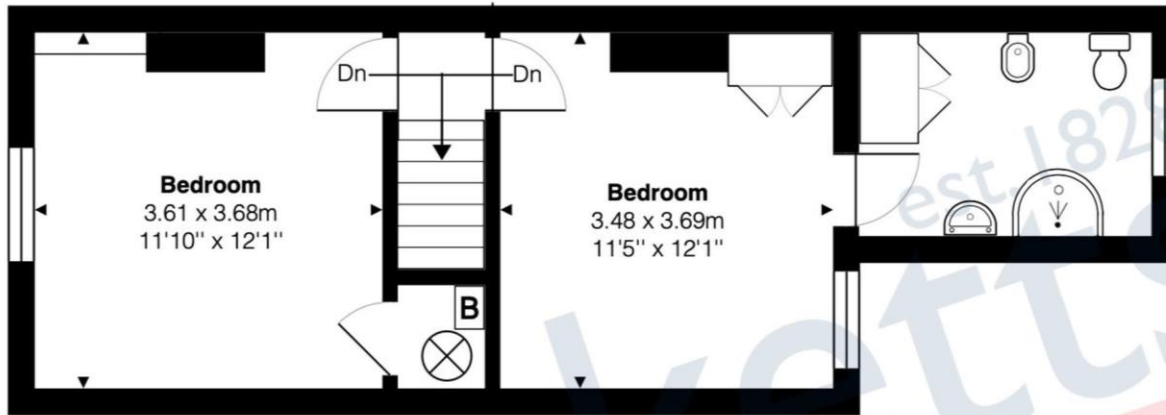
Agent's Note:

For transparency, this property is owned by a relative of a member of Bracketts' staff.

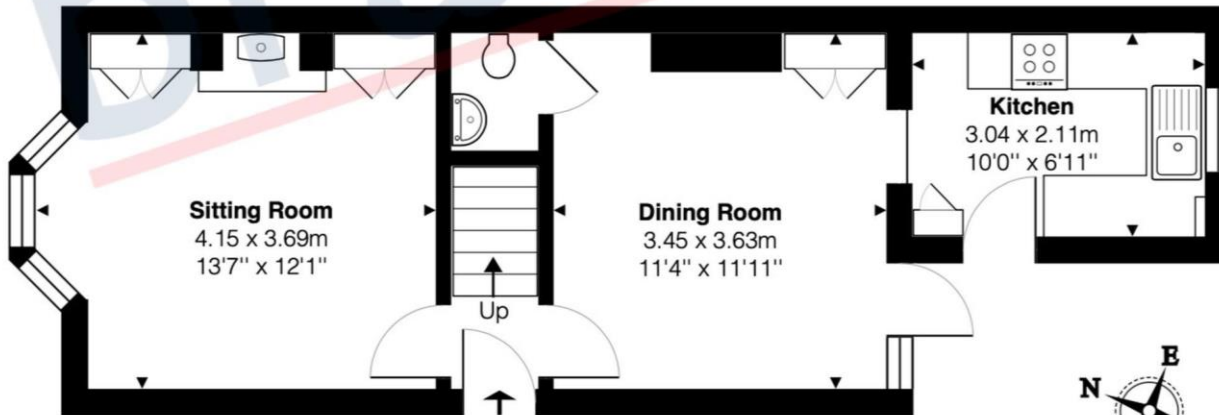


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Gross Internal Area Approx 75.9 sq m / 817 sq ft



First Floor
Approx 37.6 sq m / 405 sq ft



Ground Floor
Approx 38.3 sq m / 412 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(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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