



42 Grosvenor Park, Tunbridge Wells, Kent TN1 2BD

Guide Price £675,000 Freehold

When experience counts...

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**bracketts**

A fantastic opportunity to obtain a bay fronted Victorian family house, in a tucked away tree lined cul-de-sac, in the centre of Tunbridge Wells. It is a short walk to the town centre shops and Tunbridge Wells railway station, with a number of excellent primary and secondary schools within easy reach. The house is arranged over four floors with flexible accommodation to suit different family needs. On the lower ground floor, the kitchen/diner is fitted with wall and base units and has space for a dining table and a door to the garden. There is a cloakroom with a window to the garden. The sitting room is also on this floor with a bay window to the front, a wooden floor and an attractive fireplace with exposed brick chimney breast housing a wood burning stove. The main hallway is up a flight of stairs with an attractive front door with leaded light windows. There are two rooms on this floor currently used as the main bedroom and study/dining room. A cloakroom is located on the half landing. Further stairs take you to another landing with a modern bathroom with a bath and shower and two further double bedrooms. The top floor has been converted into a bedroom and has windows to the rear and two Velux windows to the front. Outside, there is a pretty garden with brick paving surrounded by mature flowering shrubs, a garden shed and log store. A gate gives convenient rear access.

- Attractive 4 Bedroom Victorian Town House
- Popular and Convenient Location
- Flexible Accommodation
- Arranged Over 4 Floors
- Fitted Kitchen with Space for Dining Table
- Cloakroom on the Lower Ground Floor
- 2nd Upstairs Cloakroom
- Sitting Room with Bay Window, Fireplace with Exposed Brick and Wood Burner
- Original Victorian Windows Recently Refurbished and Double Glazed
- Pretty Rear Garden With Shed and Log Store





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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: D

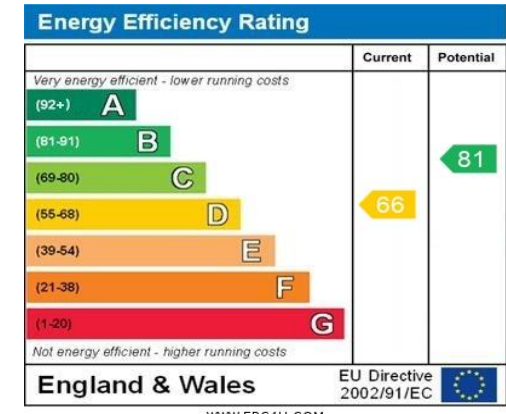
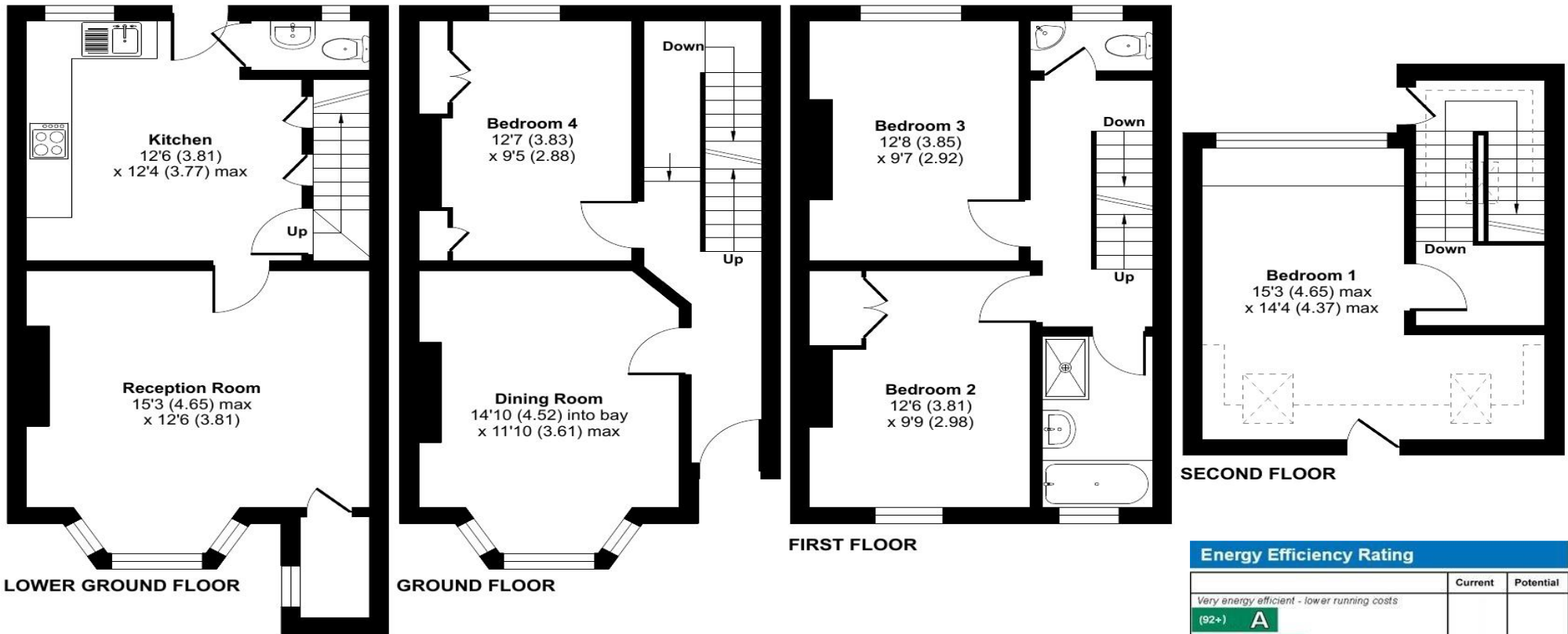


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Denotes restricted head height

Approximate Area = 1384 sq ft / 128.5 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Total = 1426 sq ft / 132.4 sq m  
 For identification only - Not to scale



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