



**5 Lynwood, Groombridge – TN3 9LX**  
Tunbridge Wells

Guide Price **£1,150,000**

**bracketts**  
est. 1828





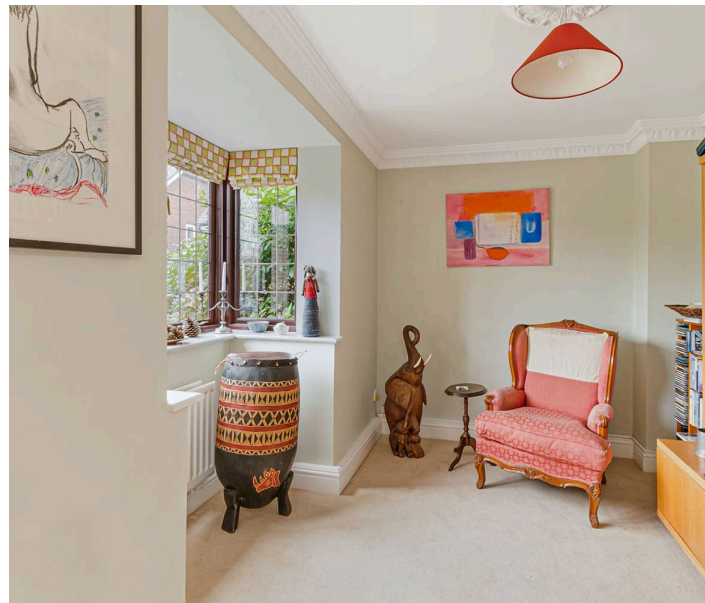
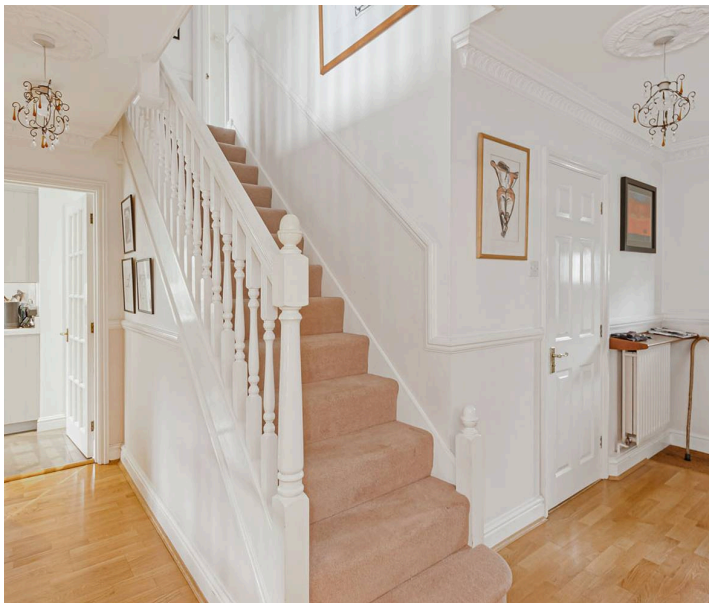
## 5 Lynwood

Groombridge, Tunbridge Wells

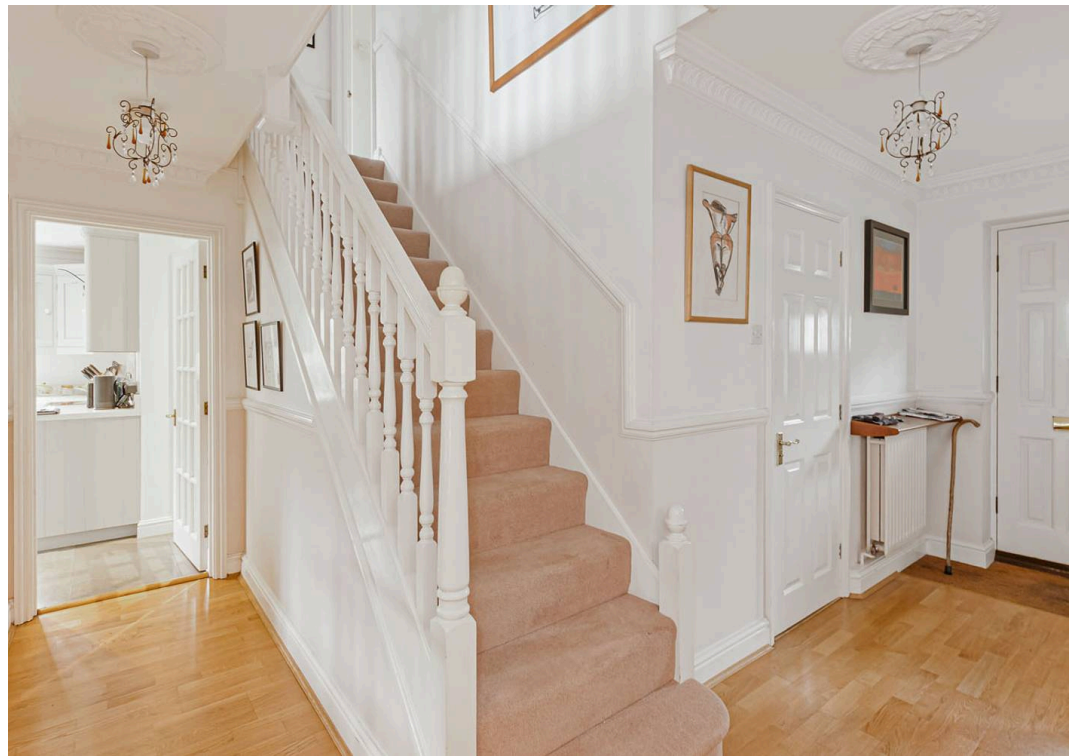
The accommodation, which has gas central heating and double glazing comprises, to the ground floor, spacious hallway, cloakroom/WC, a study, sitting room minster-style fireplace with mantel and hearth, conservatory with a pitched glazed roof, underfloor heating and doors to garden, dining room, kitchen breakfast room with underfloor heating, hand painted wooden units, L-shaped suite of granite work service inset with sink and AEG induction hob, integrated appliances, double oven in housing unit with adjacent fridge freezer, pantry cupboard, twin aspects and double doors to rear garden, utility/laundry. Upstairs is a generous landing with hatch to loft and airing cupboard. The principal bedroom has fine views from the front elevation, assorted recess wardrobe cupboards and a spacious en suite shower room. There is a second bedroom with an en suite shower and three further bedrooms plus a family bathroom and WC. A generous driveway provides access to an integral double garage with twin 'up and over' doors, light and power. The rear garden is an attractive feature of the property and enjoys a southerly aspect with wide paved seating areas, a wrap-around lawn and a pretty timber insulated, double glazed studio/home office with light and power plus a separated garden shed.

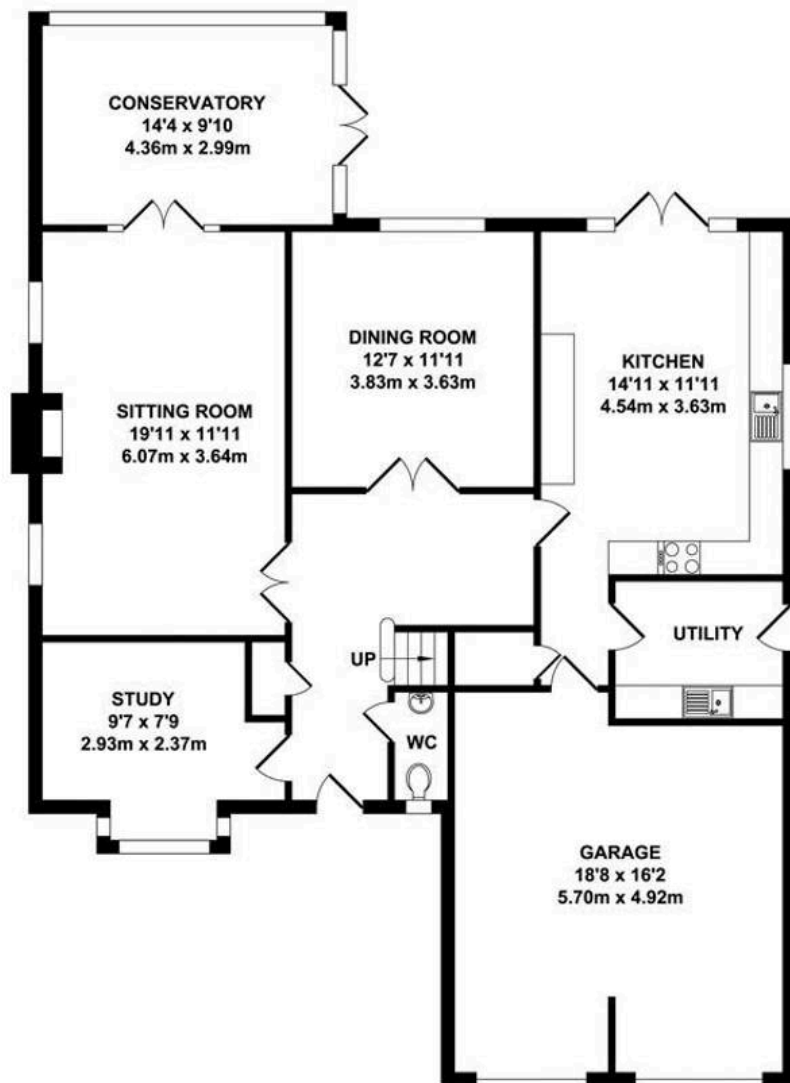
Council Tax band: G

Tenure: Freehold

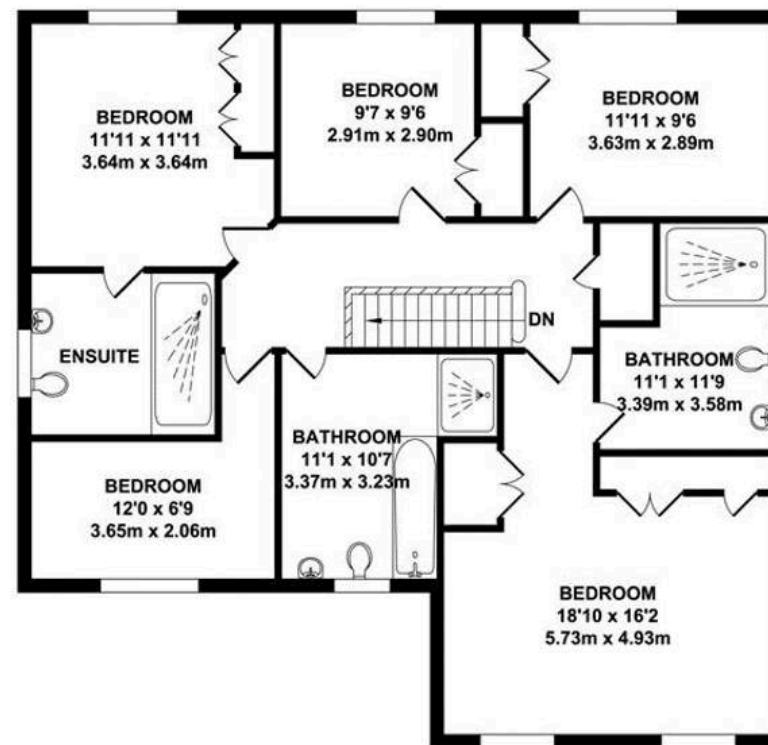








GROUND FLOOR  
APPROX. FLOOR AREA  
1389 SQ. FT.  
(129.08 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
1118 SQ. FT.  
(103.82 SQ. M)

**TOTAL APPROX. FLOOR AREA 2507 SQ.FT. (232.90 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.