



1 Gromenfield, Groombridge – TN3 9RS
Tunbridge Wells

Guide Price **£435,000**

1 Gromenfield

Groombridge, Tunbridge Wells

Affording huge potential this older style of semi-detached house enjoys a large level garden and is offered for sale with no forward chain. Centrally located and therefore accessible to all of the Village's amenities with the highly regarded St Thomas's Primary School and day to day shopping in Station Road both being within a ¼ mile or so. Priced to reflect its current condition, by today's standards the house requires comprehensive updating and modernisation, it affords however good space and considerable potential. The accommodation comprises to the ground floor entrance hall, sitting and dining rooms plus large store area, kitchen with elderly fittings and rear lobby with shower/WC. Upstairs there are three bedrooms and a partially tiled bathroom/wc. Outside an area of front garden, with a driveway to the side accessing an elderly garage with a large level rear garden (39 ft x 74 ft).

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.



1 Gromenfield

Groombridge, Tunbridge Wells

Potential-filled semi-detached house boasting large garden & no chain. Centrally located near village amenities & St Thomas's Primary School. Requires updating but offers spacious living areas. 3 beds, 1.5 baths, garage & rear garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

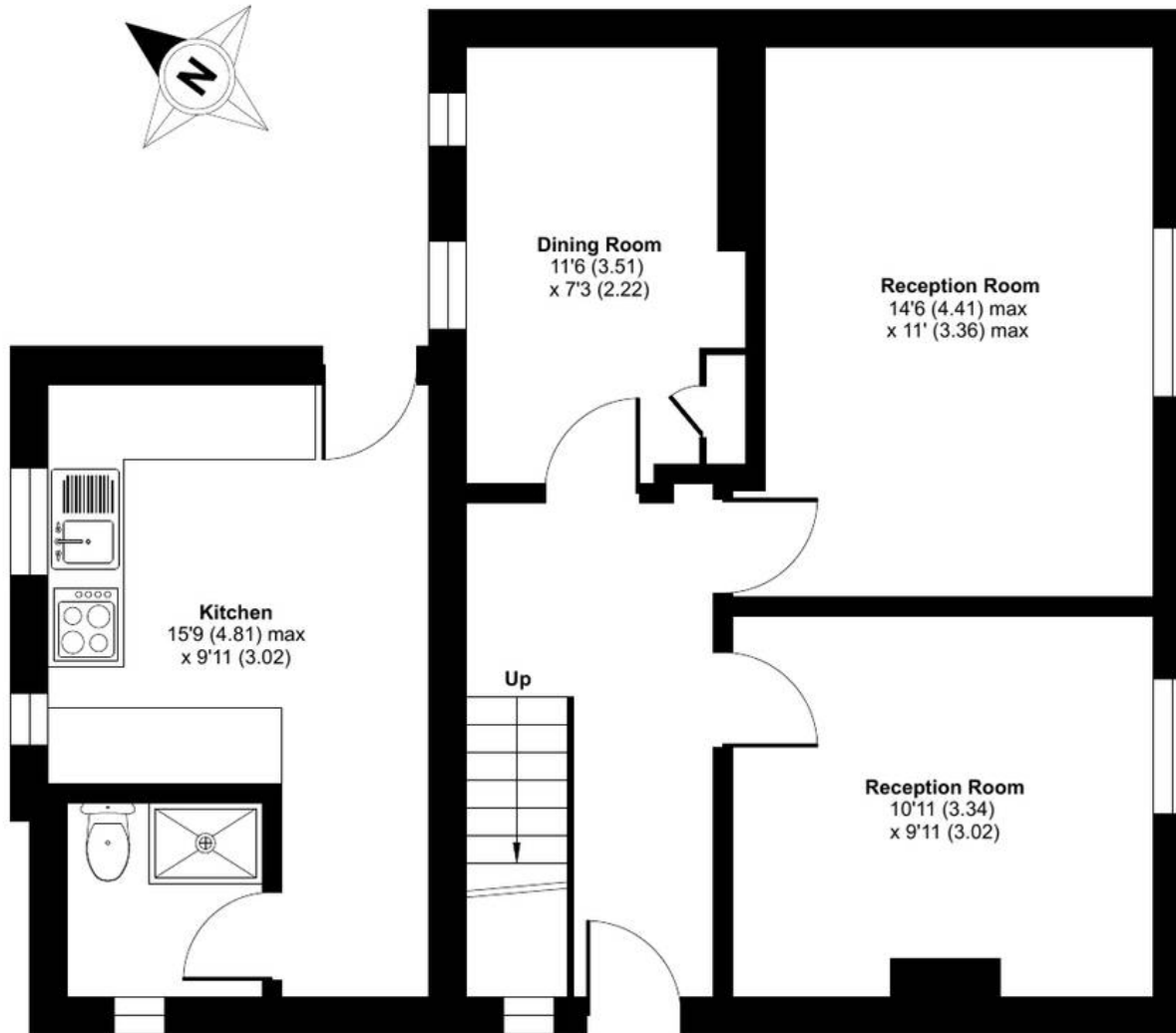
- No forward chain
- Semi-detached with considerable potential
- Central village location
- Close to St Thomas' Primary School
- Walking distance of shops/amenities
- Three bedrooms
- Bathroom/WC and Ground Floor Shower/WC
- Gas central heating (untested)
- Some double glazing
- Driveway and elderly garage



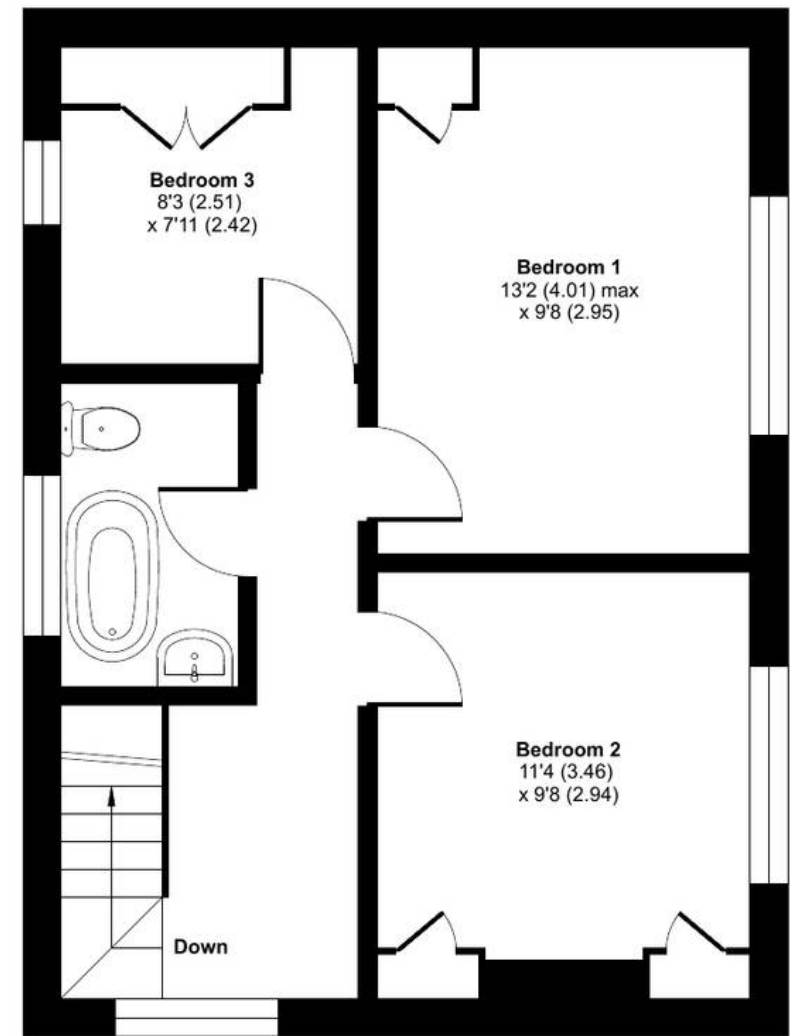
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Approximate Area = 1055 sq ft / 98 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

