



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

225 Greggs Wood Road,
Offers In Region Of £575,000

🛏 4 🚿 1 🚿 2



This spacious four-bedroom detached home offers a comfortable and versatile living environment perfect for a growing household. With a generous floor area of 1728 sq ft, this home provides ample space both indoors and out, presenting a superb opportunity for those looking to modernise and personalise their living space.

Upon arrival, you'll find excellent parking provisions with a double garage and a private driveway, ensuring convenience for multiple vehicles. The large garden offers a wonderful outdoor retreat, while a balcony provides an elevated space to enjoy the surroundings. This generous outside space, combined with the property's overall footprint, also offers exciting potential for extending, subject to obtaining the necessary planning permissions.

Inside, the property features two inviting reception rooms, providing flexible areas for relaxation, entertaining, or a dedicated home office. The layout is designed to accommodate various living arrangements and preferences, with scope for reconfiguration to suit contemporary tastes.

The home comprises four well-proportioned bedrooms, offering individual comfort for all residents. A complete family bathroom serves the household, designed for everyday practicality.

This property presents an appealing opportunity for those seeking a substantial family home with excellent amenities and generous outdoor space in a convenient location, offering the chance to create a bespoke residence tailored to their vision.

Situated in the popular Sherwood area of Tunbridge Wells, the property enjoys excellent access to local amenities including a parade of shops, pharmacy, post office and GP surgery on Greggs Wood Road itself. Well-regarded schools, nurseries and green open spaces are nearby, while regular bus services provide easy links into Tunbridge Wells town centre and mainline station with connections to London. The location offers a practical balance of day-to-day convenience and residential comfort, making it particularly well suited to family living.





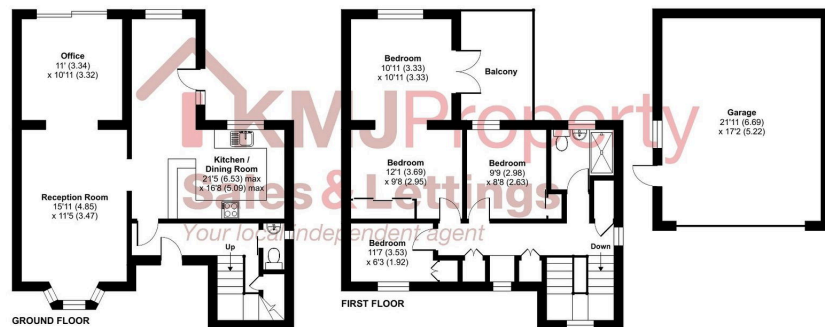
Greggs Wood Road, Tunbridge Wells, TN2

Approximate Area = 1347 sq ft / 125.1 sq m

Garage = 381 sq ft / 35.4 sq m

Total = 1728 sq ft / 160.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for K&M Property. REF: 1400990

- Potential to extend (STP)
- Detached
- 4 Bedrooms
- Large Garden
- Double Garage
- Driveway
- Corner Plot
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

📍 Tunbridge Wells
📍 Crowborough
📍 Forest Row

BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT IN
TUNBRIDGE WELLS