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 **KMJProperty**
Your local independent Estate Agent

Springfield Road, Groombridge

Offers In Region Of £600,000

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NO CHAIN

As you approach the property, you are greeted by a generous gated driveway providing ample parking for several vehicles, eliminating the need to park on the road.

Upon entering, you are welcomed into a spacious entrance hallway, offering plenty of room for coats and shoes while providing access to the ground-floor accommodation. To the left is a convenient downstairs WC, ideal for guests and everyday family use.

Moving through the property, you will find a fantastic open-plan lounge/diner, offering a generous and beautifully bright space for both relaxing and entertaining. Large windows flood the room with natural light, creating a warm and inviting atmosphere, while the feature fireplace adds character and charm. Patio doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces, perfect for entertaining or enjoying the garden during the warmer months.

The bright and well-proportioned kitchen/diner offers ample lower and upper storage, along with built-in wall shelving. The kitchen also leads through to the conservatory, creating the potential for an additional dining or entertaining space. While the kitchen would benefit from some updating, it provides a practical layout with plenty of storage and scope for the new owners to add their own style.

Moving to the first floor, there are three well-proportioned bedrooms, all of which are generous doubles, along with a family bathroom. Bedrooms one and three benefit from built-in wardrobes and additional storage, whilst bedroom one further benefits from its own en-suite shower room. The en-suite is fully tiled and equipped with a shower cubicle and wash basin.

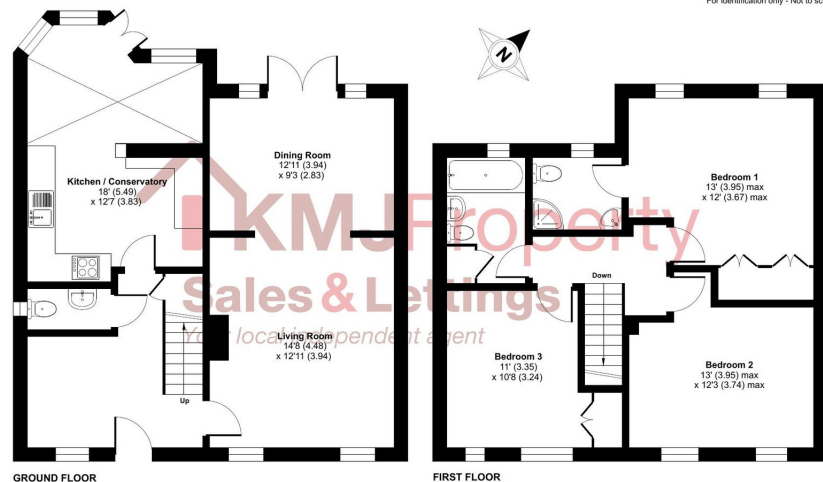
The family bathroom offers a bath and wash basin, along with access to a large built-in storage cupboard/airing cupboard, providing useful additional storage space.

The rear garden is predominantly laid to lawn and complemented by mature shrubs, creating a pleasant and established outdoor space. A decking area provides the perfect spot for outdoor dining and entertaining during the warmer summer months.



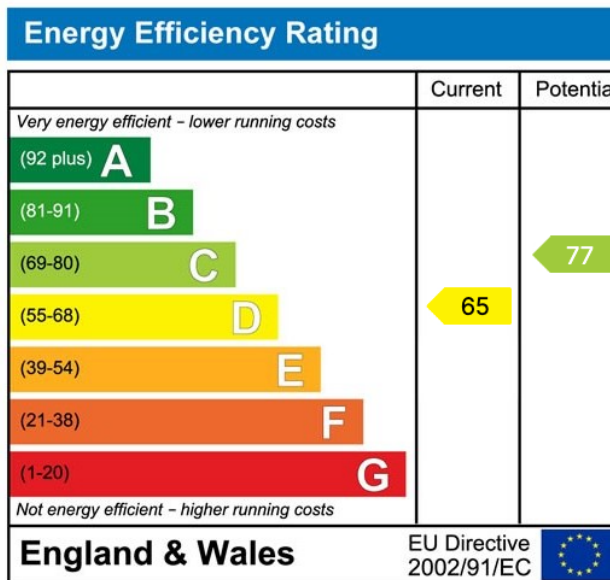
Laurel Cottage, Springfield Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1251 sq ft / 116.2 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). © nichacorn 2026.
Produced for K&M Property. REF: 1488933

- NO CHAIN
- Gated Driveway
- Conservatory
- Downstairs WC
- EPC- D
- Detached
- 3 Double Bedrooms
- Ensuite
- Scope for enhancement
- Council Tax Band- E



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2023

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AWARDS

2022

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