



MEADOW ROAD

GROOMBRIDGE, TUNBRIDGE WELLS - £450,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 Meadow Road
Groombridge, Tunbridge Wells, TN3 9RG

Inner Lobby - Lounge With Feature Fireplace - Kitchen - Dining Room With Doors To Conservatory - Further Inner Lobby Area - Ground Floor Cloakroom - Side Porch - First Floor Landing - Two Bedrooms, One With Dressing Room - Bathroom - Second Floor Landing - Further Bedroom - Low Maintenance Front Garden - Rear Garden

Located in a pleasant cul-de-sac location and with pleasing southerly facing rear gardens, a spacious three bedroom semi detached property arranged over three levels and with the real advantages of an open fire to the lounge, a large and separate dining room open to a cottage style kitchen as well as a further conservatory and cloakroom to the ground floor. There are two double bedrooms and a family bathroom to the first floor - of which one of the bedrooms has a further dressing area - and the remaining double bedroom on the second floor. A glance at the attached photographs and floorplan will give an indication as to the size, quality and indeed potential of this proposition. Externally the property has a lower maintenance front garden and an attractive rear garden with seating areas, a large, detached shed and an area of lawn. Given the popularity of Groombridge village we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door to:

INNER LOBBY: Wood effect flooring, stairs to the first floor. Door leading to:

LOUNGE: Wood effect flooring, various media points, ample room for lounge furniture and for entertaining. Feature fireplace with wooden mantle and surround and with areas of fitted shelving to one side and fitted cupboard and media station to the other side. Double glazed sash window to the front.

KITCHEN: Of a good size and fitted with a range of wall and base units with a complementary wood block work surface. Inset single bowl stainless steel sink. Space for a Rangemaster style cooker set into a recess with an extractor over. Integrated dishwasher. Space for a large freestanding fridge/freezer and space for a washing machine. Wood effect flooring, areas of lower level wooden panelling and high level period shelving, areas of exposed shelving, part tiled walls. Wall mounted 'Vaillant' boiler. Doors to an understairs cupboard. This is open to:



DINING ROOM: Wood effect flooring, radiator. Space for a good sized dining table and chairs. Double glazed sash window to and partially glazed double glazed door to the side. Double glazed patio door leading to a conservatory with double glazed windows to either side. Door leading to:

FURTHER INNER LOBBY AREA: Vinyl flooring, good storage space, areas of fitted shelving, areas of fitted coat hooks. Door leading to:

GROUND FLOOR CLOAKROOM: Vinyl flooring, low level WC, wall mounted wash hand basin, areas of high level shelving and coat hooks. Opaque double glazed window to the rear.

SIDE PORCH: Areas of vinyl flooring, further areas of fitted coats hooks. Partially glazed double glazed door to the front with inset glass panel. Further partially glazed double glazed door to the rear.

CONSERVATORY: Of a good size with wood effect flooring. Principally of a double glazed panel construction with further areas of rendered brickwork. Double glazed French doors to the rear garden with further double glazed panels.

FIRST FLOOR LANDING: Carpeted, stairs returning to the second floor. Opaque double glazed window to the side. Narrow cupboard. Doors leading to:

BEDROOM: Carpeted, radiator, feature recess with exposed brickwork, wooden mantle and surround with storage to one side. Space for a large double bed and associated bedroom furniture. Double glazed sash window to the front with attractive views towards local woodland.

DRESSING ROOM: Good space for wardrobes and drawers, carpeted. Door leading to:

BEDROOM: Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed sash window to the rear and two higher level Velux windows.

BATHROOM: Fitted with a shower cubicle with two shower heads over, low level WC, panelled bath with mixer tap over and shower attachment, pedestal wash hand basin with mixer tap over. Tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights, extractor fan. Opaque double glazed window to the side.



SECOND FLOOR LANDING: Carpeted, open bookshelf.
Door leading to:

BEDROOM: Carpeted, radiator. Space for a double bed and associated bedroom furniture. Double glazed sash window to the front with attractive views across the village and further higher level Velux window to the side.

OUTSIDE REAR: Area of low maintenance patio to the immediate rear of the property with space for garden furniture and for entertaining. Two steps lead to a path that runs to the side porch and also through the garden towards the rear. There is retaining fencing and established plantings with some stepping stones running towards the rear of the garden with lower maintenance paving and stone chippings. Large, detached shed and gate leading to a storage area to the side of the shed.

OUTSIDE FRONT: There is a path leading from the pavement along the side of the property to the front door and to the side porch. A lower maintenance garden set to stone chippings with a shrub bed and a wheelie bin store.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1205 ft² ... 111.9 m²

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.