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Prospect Place, Station Road, Groombridge, Tunbridge Wells

Offers Over £500,000

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An exceptional three-bedroom semi-detached home, beautifully renovated and significantly improved by the current owners, offering stylish, high-specification accommodation arranged over three floors, together with a south-facing garden and a detached home office.

This impressive home has been the subject of an extensive programme of renovation and extension, resulting in a property that combines character, quality and practicality in equal measure. Improvements include a rear loft conversion, rear extension, full reroofing of the original house, repointing to the front elevation and chimney, new sash-style double glazing, new external doors, a complete rewire, new central heating system, a top-of-the-range Viessmann boiler, wet underfloor heating throughout the ground floor, and the installation of two new staircases.

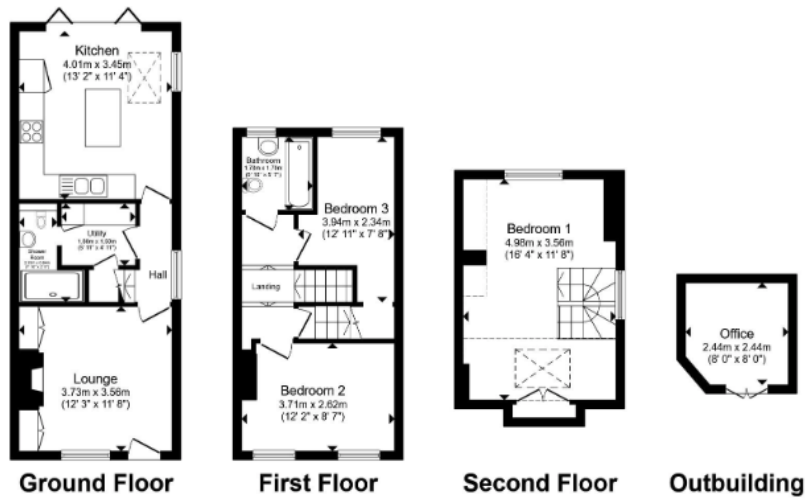
The accommodation is both beautifully presented and thoughtfully arranged. The entrance hall leads through to a cosy and inviting sitting room, complete with a log burner, bespoke cabinetry and a warm, welcoming feel. To the rear, the stunning kitchen has been designed very much with modern living in mind, featuring an attractive central island, excellent storage, generous work surfaces and a bright, sociable layout. The kitchen also benefits from Bluetooth ceiling speakers and ample space for day-to-day family life as well as entertaining.

Also on the ground floor is a useful utility area and a well-appointed family bathroom, adding further practicality to the layout.

On the first floor are two well-proportioned bedrooms together with an additional bathroom, while the second floor is dedicated to the principal bedroom, creating an excellent main suite with a real sense of privacy. The loft conversion has been particularly well executed, adding both valuable space and flexibility to the overall accommodation.

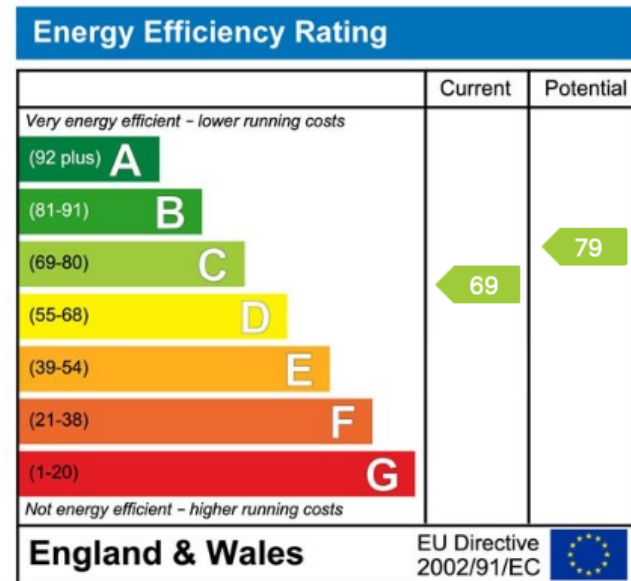
Outside, the property continues to impress. The south-facing rear garden is a lovely feature, designed to be enjoyed throughout the warmer months, with new fencing and gates creating an attractive and enclosed outside space. An awning above the bi-fold doors provides welcome shade in summer, while the detached outbuilding offers an ideal home office, studio or hobby space.





Total floor area 92.3 m² (993 sq.ft.) approx

- Renovated and extended
- Three bedrooms
- Arranged over three floors
- Stylish kitchen with island
- Sitting room with log burner
- Two bathrooms
- South-facing garden
- Detached home office
- EPC C
- Council Tax Band D



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