



**Upper Grosvenor Road**  
Tunbridge Wells - £370,000



**WOOD & PILCHER**  
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315 Upper Grosvenor Road, Tunbridge Wells, TN4 9EZ

Entrance Hall - Sitting Room - Dining Room - Kitchen  
Utility Room - Bathroom - First Floor Landing - Three  
Bedrooms - Front & Rear Gardens

This fantastic three bedroom semi-detached home is ideally situated in an excellent location for local schools, shops, amenities and train links nearby. You step into a useful entrance hallway with stairs taking you to the first floor. On your right is the spacious living room with its wide window flooding the room with light. There is an open fireplace, understairs alcove and fitted storage. The living room flows seamlessly into the dining room through its open archway. There is ample space for a large table and chairs making it a great space for entertaining guests or for day to day dining. At the rear of the ground floor is the well presented kitchen with an array of fitted cream coloured cabinets and granite effect worktops. It has a fitted oven, gas hob, extractor and sink whilst also leaving space for additional white goods. A door to the side takes you from the kitchen to the garden. Completing the ground floor is the utility room and bathroom. The utility room has potential for fitted storage and has a cupboard with space and plumbing to house a washing machine and tumble dryer. From the utility room is the bathroom with a well presented fitted suite to include a jacuzzi bath with rain head shower over, wash basin, WC and heated towel rail. On the first floor are the three bedrooms. There are two double bedrooms (one with fitted shower) and the third bedroom is a single room or otherwise an ideal home study. Outside, the garden is well established with lawned areas, hardstanding seating areas and with secure fencing and mature plants/shrubs. Gated side access takes you to the front of the house.

UPVC front door into:

**ENTRANCE HALL:**  
Laminate flooring, radiator.

**SITTING ROOM:**  
Wide window, laminate flooring, open fire, cupboard housing fuseboard, understairs alcove for shoes and coats, fitted understairs cupboard, radiator.



Archway into dining room:

**DINING ROOM:**

Wide window to side, laminate flooring, space for large table and chairs, fitted shelving to chimney alcoves, radiator.

**KITCHEN:**

Wide window to garden, laminate flooring, cream cabinets, granite effect worktop, fitted fan oven, four ring gas hob, extractor, space for dishwasher, sink and drainer, UPVC door to garden.

**UTILITY ROOM:**

Laminate flooring, cupboard housing washing machine and tumble dryer.

**BATHROOM:**

Wide frosted window, lino flooring, bath with shower over and jacuzzi jets, WC, wash basin, heated towel rail.

Carpeted stairs to first floor.

**LANDING:**

Carpeted, loft access.

**BEDROOM:**

A double room, wide window, space for wardrobes, carpeted, radiator, fitted shower, light and airy.

**BEDROOM:**

A double room, window to garden, space for wardrobes, space for desk, radiator, light and airy.

**BEDROOM:**

A single room, window to garden, laminate flooring, radiator, ideal home office.

**OUTSIDE REAR:**

Private path to garden, steps to tiled patio, outside tap, lawn area with slate flowerbeds, additional patio area, West facing, mature shrubs and bushes.



**SITUATION:** The property is situated in Upper Grosvenor Road, offering enviable access to a range of key amenities. Just up the road is the Royal Victoria Place shopping centre and Calverley Road High Street. Beyond this, the area offers an array of impressive independent retailers and renowned restaurants, situated along Mount Pleasant, the historic High Street, Chapel Place, and the iconic Pantiles. Perfect for dog walks and exercise, Grosvenor and Hilbert Park is just a short walk away. This beautiful outdoor space features medieval woodland, sports pitches, ornamental lakes, wetlands, and a charming café.

Furthermore, Tunbridge Wells offers a diverse range of educational opportunities, encompassing both state-funded and independent institutions. The town is home to several esteemed grammar schools, all known for their academic excellence. Additionally, a variety of primary schools, both state-funded and private, ensuring families have access to quality education at all levels.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:** Broadband Coverage search Ofcom checker

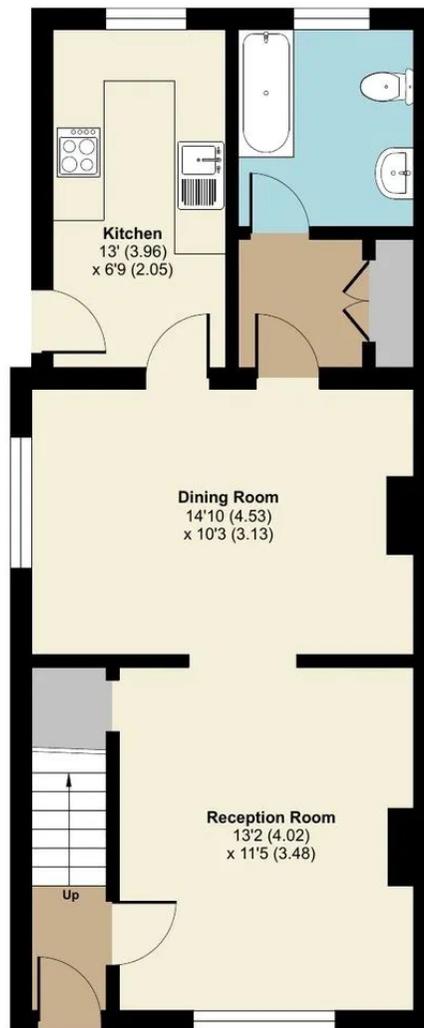
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

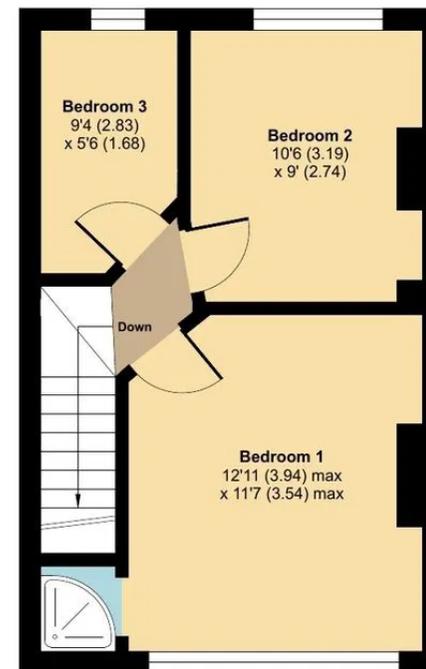
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**GROUND FLOOR**



**FIRST FLOOR**

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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