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Greggs Wood Road, Tunbridge Wells

Offers In Region Of £500,000

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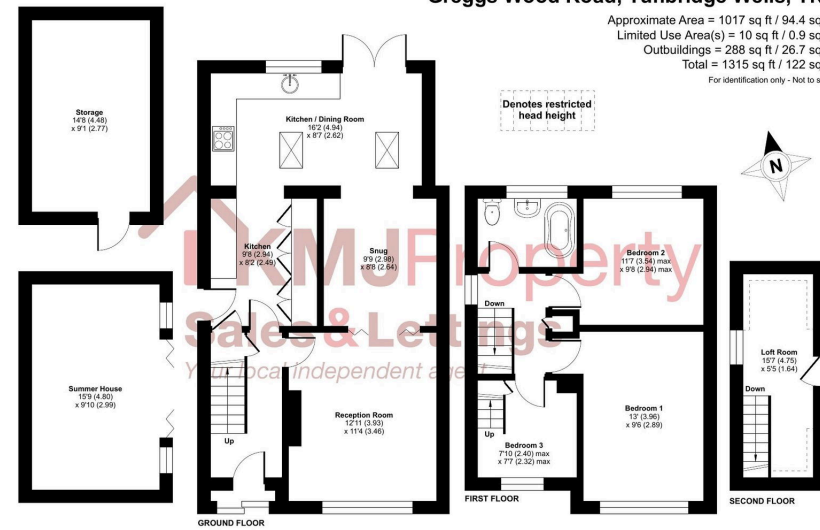


This property offers an exceptional blend of comfortable living with a remarkable opportunity for future expansion, as planning permission has already been granted for a single-storey side extension. Upon arrival, you are greeted by a convenient new driveway, providing ample off-street parking for several and guests. Stepping inside this beautifully presented property you will find two inviting reception rooms, offering versatile spaces for relaxation, and entertaining. The layout is thoughtfully designed to maximising the natural light with the large windows throughout and creates a seamless welcoming atmosphere throughout the home. The herringbone flooring adds sophistication and character to the space as well as the built in shelving for added convenience. Moving through, the seamless open plan living layout is the spacious, recently renovated- kitchen/dining area perfect for hosting and entertaining. Equipped with ample lower and upper storage space, sleek tiled splash backs, integrated appliances including oven, hob with built in extractor fan, dishwasher and fridge freezer. Contrast countertops, butler sink and the velux windows adds style and practically to the well- thought out space. Lastly, the french doors open out to the easily maintained, well thought-out rear garden creating a seamless indoor outdoor feel and easy convenient access to the summer house. This delightful outdoor space is perfect for alfresco dining, cultivating a garden, or simply unwinding in the fresh air. It provides a wonderful extension to the living space. Ascending to the first floor, you will find three well-proportioned bedrooms, large windows allow natural light to flood these spaces, enhancing their bright and airy feel. A stunning family bathroom serves these rooms, equipped with a WC, rainfall shower over bath with built in shelving, heated towel rail and wash basin unit with ample cupboard storage below. The family bathroom is beautifully finished with glossy green tiles, beautiful gold finished accents and honeycomb flooring. Finally the 3rd floor (accessible via the 3rd bedroom) is a versatile loft space currently accommodating a home office but can be used as further living accommodation. Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.



Greggs Wood Road, Tunbridge Wells, TN2

Approximate Area = 1017 sq ft / 94.4 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Outbuildings = 288 sq ft / 26.7 sq m
Total = 1315 sq ft / 122 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). © nrichcom 2026. Produced for K&M Property. REF: 1407055

- Planning Permission Granted for Single Story Side Extension
- 3 Bedrooms
- Summer House
- Rear extension
- EPC C
- Beautifully presented through-out
- Versatile loft space
- Newly renovated kitchen and bathroom
- Large Driveway
- Council Tax Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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