186 Upper Grosvenor Road
Tunbridge Wells Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A charming and spacious family home brimming with character, high ceilings, and a wealth of period features throughout, good-sized secluded rear garden, driveway, and within easy reach of schools and mainline station.

Guide price £845,000 Offers Over

Situation: The property is situated close to the town centre of Tunbridge Wells, and the mainline station at High Brooms. The expansive Grosvenor and Hilbert park is also close at hand and provides lovely walks, a children's play park and a cafe. The property is within walking distance of St Johns primary school and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

Tunbridge Wells town centre is within easy reach and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description: An impressive and substantial property of over 1700 Sq.Ft. providing spacious accommodation across three floors benefiting from a wealth of period features throughout including high ceilings, period fireplaces, ceiling roses, and picture rails.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance porch with period tiling; a good-sized entrance hall with wood flooring and hanging hooks for coats; a well-proportioned dining room with adjacent understairs storage, wood flooring, and large period sash window providing a good deal of natural light; a delightful country style kitchen with sash bay windows to the front, a wide range of wall and base units, complementary work surfaces, attractive gloss tile splashbacks, and Butler style sink with period mixer tap over; a spacious dual aspect living room with exposed wood flooring, two sash windows providing a good deal of natural light and is briming with period features including picture rails, ceiling rose, and wrought iron working period fireplace with attractive wood mantle; a bright and airy brick based conservatory with delightful garden views; and a separate downstairs w/c.

On the first floor is a spacious landing with two bedrooms (with the large principal bedroom extending to almost 16ft, 4.75m) and an additional well-proportioned room ideal for a study or hobby room, with adjacent small utility room with plumbing for a washing machine. Also located on this floor are two bathrooms, with the large recently refurbished family bathroom featuring a free-standing roll top bath, separate walk-in shower with both rain and additional shower attachment, dual wash basins with mixer taps over and storage beneath, low level w/c, cupboard with recently fitted boiler, heated towel rail, and attractive gloss wall tiling. The second bathroom features a large walk-in shower, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail, and gloss wall tiling.

On the top floor is another spacious landing and a further two good-sized bedrooms.

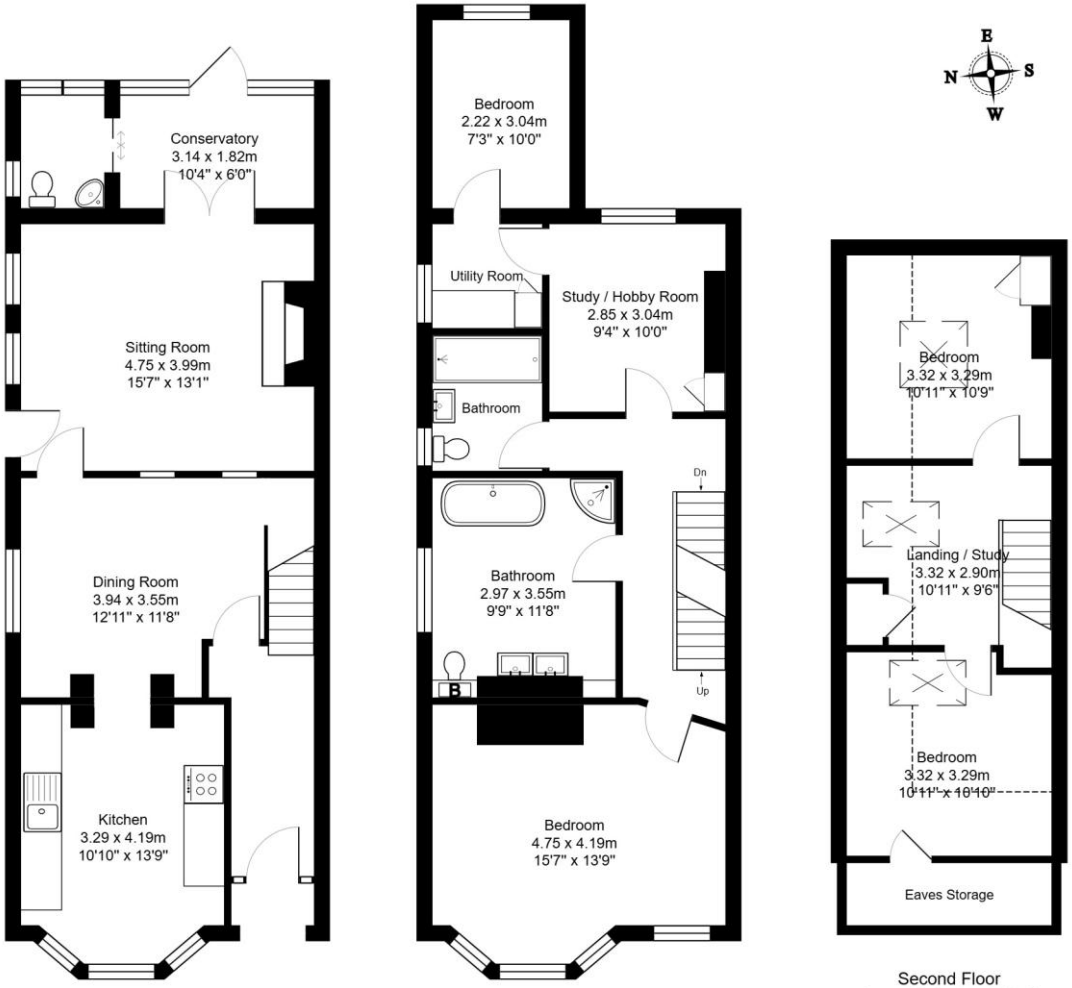
To the front of the property is a gravel driveway with parking for several cars, and to the rear a good-sized secluded garden mainly laid to lawn, which is bordered by mature plants and shrubs, a large patio ideal for outdoor entertaining, and two sheds.

Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: E

Current EPC Rating: D
Directions: TN1 2EH

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 65.0 m² ... 700 ft²

First Floor
Area: 62.5 m² ... 672 ft²

Second Floor
Area: 32.3 m² ... 347 ft²

Total Area: 159.7 m² ... 1719 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.

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