



**Grosvenor Park, TUNBRIDGE WELLS, Kent, TN1
2BD**

PRICE RANGE £595,000 Freehold

- PRICE RANGE £595,000 - £615,000
- A three double bedroom mid terrace family home on three levels
- In need of some modernisation
- High ceilings and wooden floors
- Attractive Victorian style bathroom with a roll top bath
- New carpets recently installed
- Exposed brick chimney breast
- Walking distance to Tunbridge Wells shopping centre
- Walking distance to the railway station with excellent rail links to London
MLS.
- NO FORWARD CHAIN



PRICE RANGE £595,000 - £615,000**EXCELLENT LOCATION A rare opportunity to buy this charming three double bedroom mid terrace BAY FRONTED (with original sash windows) period home on three levels, which sits majestically elevated above a tree lined road, situated in one of the most enviable residential areas of Tunbridge Wells, within minutes walk of Tunbridge Wells Town Centre and the railway station. This delightful period home is in need of slight modernisation throughout but exudes lovely period charm in the form of Victorian style fireplaces, exposed brick chimney breast, wooden floors and a relaxing luxurious Victorian style bathroom with superior bathroom fixtures. The accommodation is spread evenly over three floors with two double bedrooms on the ground floor, a delightful kitchen, living room and cloakroom on the garden level below, and a further double bedroom and family bathroom on the first floor. There is a small well maintained garden to the rear with gated access to a rear laneway. NO FORWARD CHAIN



Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents

Location

Grosvenor Park is a very desirable residential road, situated within the heart of the Tunbridge Wells, popular for its uniform period architecture of attractive red brick, terraced bay fronted properties. The town centre is a stones throw from this charming property, abundant with a variety of its well respected restaurants, theatres and shopping facilities for all age groups. There is a mainline station with regular services to Central London in under an hour. There are excellent primary and secondary schools in the area, including those in the sought-after Kent Grammar system. The award winning Grosvenor Park is within a short walk from the property, ideal for families and dog walkers.



Ground Floor

Hallway

Spindled staircase to half landing and to first floor.
Radiator. Carpet,

Bedroom One

Large bay sash windows to front. New carpet.
Radiator.

Bedroom Two

Original sash window to rear. Attractive period
fireplace with wooden mantle and surround. Radiator.
New carpet.

Garden Level

Kitchen

Staircase down to kitchen. Sash window to rear. Back
door to rear access. Wood laminate flooring. Large
exposed brick wall with an attractive recess housing a
range cooker with extractor fan above. Bespoke
wooden kitchen units and shelving with a solid marble
worktop, solid wood work top housing sink and
drainer, and bespoke solid wood worktop with
plumbing for washing machine and dishwasher.
Space for fridge freezer. Space for a table and chairs.
Built in larder style cupboard. Square opening to
living room.

Cloak room

Window to rear. WC and washbasin to match.

Living Room

Large sash bay to the front. Large exposed open
brick fireplace. Bespoke shelving to both sides.
Additional internal door to kitchen. Two radiators.
Carpet. Opening through to kitchen.



First Floor

Bedroom One

Two sash windows to front aspect. Wooden floorboards. Attractive period feature fireplace. Bespoke shelving to recess. Two radiators.

Bathroom

Sash window to rear. Laminate flooring. Three piece Victorian style bathroom suite with an attractive roll top cast iron bath with ornate feet. Fully integrated period style wash basin with vanity top to each side and cupboards below. WC to match. Single fully tiled shower cubicle with wall mounted gravity shower unit. Boiler (in need of replacing/upgrading) Built-in cupboard housing hot water tank and shelving. Radiator.

Outside

Front

A low brick wall with steps up to front door.



Rear Garden

A delightful, well maintained and thoughtfully planted space for relaxing in at the end of the day, accessible via the kitchen door. Part brick/part wooden fence panel surround. Secure gated access to the rear laneway. Low maintenance with a ground covering of slate and block brick paving, an ideal space to house a patio table and chairs.

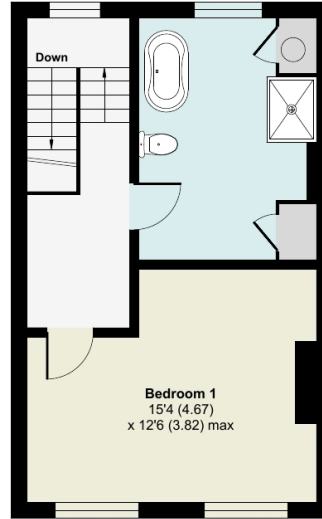
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



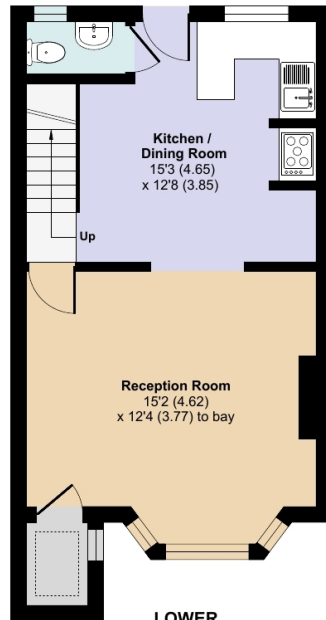
Grosvenor Park, Tunbridge Wells, TN1

Approximate Area = 1200 sq ft / 111.4 sq m

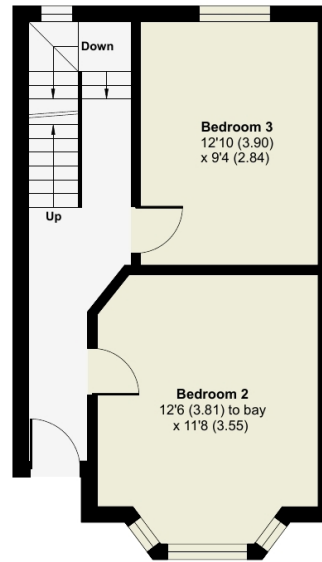
For identification only - Not to scale



FIRST FLOOR



LOWER
GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Mother Goose Estate Agency Ltd. REF: 1089583