



249, Upper Grosvenor Road, Royal Tunbridge Wells, Kent, TN1 2EJ

Guide Price £725,000 Freehold

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- Delightful three double bedroom semi detached family home
- Separate attached one double bedroom apartment
- Approx 1,871 sq ft in total
- Recently decorated
- Main bedroom with en-suite
- Popular residential location
- Off road parking for two cars
- Short walk to High Brooms train station
- NO CHAIN



Guide Price £725,000 to £750,000 This spacious and well presented three double bedroom semi detached family home together with an attached one double bedroom apartment, sits in a popular residential location being within walking distance of High Brooms train station and close to a variety of desirable schools. Recently decorated, the accommodation consists of a bay fronted living room , dining room, fitted kitchen and utility area with WC downstairs, whilst upstairs are three double bedrooms, the main one being bay fronted and with an en-suite, and a family bathroom. There is also the benefit of a separate attached one bedroom apartment. This has its own entrance and accommodation consists of a porch, living area, kitchen, double bedroom and shower room. This apartment would be ideal as a 'granny annexe' or indeed as a business opportunity, to rent out separately. This apartment currently has its own separate EPC:E and separate council tax band. The property also comes with that all important off road parking space for two cars. The rear garden being private and secure is of good size and ideal for entertaining during those long summer months. EPC:D. NO CHAIN.

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency



Location

This attractive period property is situated within walking distance of Tunbridge Wells Town Centre and High Brooms train station which operates a fast service to all the MLS in under an hour. It is on the doorstep of some local shops and the Grosvenor & Hilbert Park, ideal for recreational use.

Ground Floor

Steps lead down to the side entrance and the front door takes you through into the large hallway with useful understairs storage. You turn right into the bay fronted living room with a feature fireplace and alcoves to either side. Back out into the hallway and along, through into the dining room with some built in storage and shelving. The next room along the hallway is a very useful WC with basin and vanity unit below and utility area with plumbing for appliances. Finally at the rear of the property is a good size fitted kitchen providing a range of attractive units with ample work surface areas. There is an integrated electric oven and hob together with an integrated fridge/freezer and dish washer. The view looks out onto the rear garden. Back into the hallway and stairs lead up to the first floor.



First Floor

Stairs lead from the hall up to the large landing area providing access to all rooms and loft. There are three double bedrooms all providing wardrobe space. The main bedroom is bay fronted and benefits from an en-suite consisting of shower, WC and basin with vanity unit below. There is also a family bathroom providing bath with shower over, WC and basin with vanity unit below.

Annexe

The front pathway leads down the side of the property past the entrance to the main house to the separate entrance of a one bedroom apartment. The property consists of a porch leading into the living area. A step up takes you into a kitchen providing an integrated electric oven. A small inner hallway takes you along to a bathroom providing shower, WC and basin with vanity unit below. To the rear is a double bedroom with a built-in wardrobe and other built-in storage areas. There is also a washer dryer to remain. Electric heating throughout. Note: This would be ideal as a 'granny annexe' or indeed a separate property to be rented out.



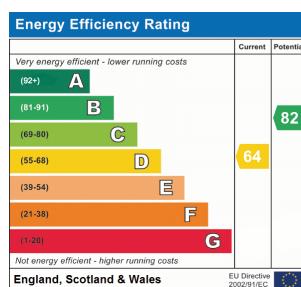
Outside

Front

To the front there is off road parking for two cars at the moment, although there is a 'turnstile parking' set up in place. This has not been tested and would need servicing before use. Steps down to rear garden.

Rear

The private and secure rear garden is mainly laid to lawn and has a large raised planting area bordered with railway sleepers. There is a patio area adjacent to the property.



Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 1416 sq ft / 131.5 sq m

Annexe = 455 sq ft / 42.2 sq m

Total = 1871 sq ft / 173.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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