

199 Upper Grosvenor Road, Tunbridge Wells





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Perfectly Positioned 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Spacious reception room
- Stunning kitchen/dining room
 - Modern bathroom
 - Large rear garden
- Off street parking for several cars
- Less than a mile from mainline station



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Set back from the road by a long driveway with ample parking for several cars is this fantastic family home, its handsome exterior of red brick, part hung tiles and bay windows enticing you in.

The entrance door opens into a welcoming hallway with storage cupboards to keep the space clutter free.

To your right is the living room which certainly does not disappoint with its beautiful bay window flooding the room with light. The owners have opened up the living room into the dining room making the space flow seamlessly, while retaining a central chimney breast giving you the option to add warmth in the colder months. The room is large with the option of zoning the space into living and dining areas or alternatively you could remove the fireplace to make the space even more flexible.

Internal French doors at the rear of the living room open into the dining room and kitchen beyond, also accessed from the hallway. It is a wonderfully bright room with a cleverly placed wall hung breakfast bar to sit at and enjoy your morning coffee. There are plenty of cream units and work tops, space and plumbing for a washing machine and fridge freezer with an integrated oven with four ring gas hob and overhead extractor completing the room. The room feels very light with its windows stretching across the back wall and double glazed doors leading out onto the garden.

Climbing the stairs to the first floor there are two generous double bedrooms, both of which have large windows bringing in lots of natural light, and a single bedroom.

At the rear is the modern family bathroom with a shower over the bath. Its window reflects light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is an enclosed garden laid mainly to lawn with a decked area with canopy perfect for relaxing in the summer months and evening entertainment. It also benefits from front street access and plenty of space for storage.

Within walking distance of the station, local shops and St Johns Church of England Primary School this home is perfect for young families with commuting needs. A must see!





Brick porch with tiled step and part opaque stained-glass entrance door, which opens to:

Entrance hall, with side aspect double glazed window, tiled effect laminate flooring, under stairs storage cupboards, radiator with wooden shelf above and doors to:

Cloakroom: side aspect opaque double glazed window, low level WC, corner wall hung hand wash basin and electric storage heater.

Living room: 25'8" x 10'8" double glazed bay window with front aspect, feature central chimney breast, radiator, double glazed internal rear aspect windows with bars, rear aspect French doors with bars opening into:

Kitchen/breakfast room: 20'6" x 18'8" double glazed rear aspect windows and French doors into rear garden. The kitchen is a perfectly planned area with plenty of worktop space, a selection of cream eye and base level units and a tiled effect laminate flooring. The integrated appliances include an electric oven and 4 ring gas hob with extractor hood above and a dishwasher. There is space for a fridge/freezer and plumbing for a washing machine with a stainless steel 1 ½ bowl sink with drainer and mixer tap over, a wall hung breakfast bar, electric storage heater and radiator.

Stairs to first floor landing with double glazed side aspect window, ceiling access hatch into part boarded loft, airing cupboard with shelving for linen and doors to:

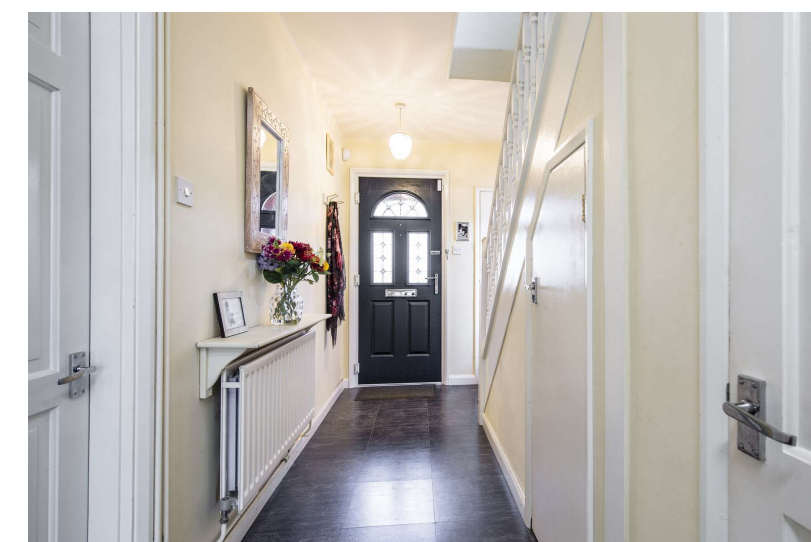
Bedroom 1: 12'2" x 11'10" double glazed front aspect bay window and radiator.

Bedroom 2: 12'1" x 11'10" double glazed rear aspect window and radiator.

Bedroom 3: 7'9" x 7'7" double glazed front aspect window and radiator.

Bathroom: double glazed opaque rear aspect window, part tiled walls, tile effect laminate flooring, panel enclosed bath with wall mounted shower and glass shower screen, wall hung hand wash basin with mixer tap over, low level WC, extractor fan and heated towel rail.

Outside: to the front of the property is a hard surface driveway with parking for several cars with mid height wooden fencing at the side perimeters with some mature hedging, plants and wall climbing plants on the house exterior. There is a wooden gate to the side with space for storage and bins and a stone pathway leading to the garden beyond. At the rear, there is an angled decked area at the





GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.5 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



back of the house with a canopied gazebo. The long garden is laid mainly to lawn with wooden close boarded fencing at the perimeters with a mix of mature plants, shrubs, trees and flowers. At the end of the garden is a wooden shed and a space set up as a children's play area.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,513)

EPC: D (51)



AREA INFORMATION: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St Johns Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



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