

55 Grosvenor Park, Tunbridge Wells





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Perfectly Positioned 3-Bedroom Victorian House

Accommodation Summary

- Mid terraced Victorian house
 - 3 double bedrooms
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Home office
 - Modern bathroom
 - Courtyard garden
- Walking distance of the High Street and mainline station
- Lawful Development granted for loft extension Ref No: 09/02659/CPD



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This graceful period home oozes Victorian charm, whilst delivering a family friendly contemporary style of living in a central location.

Set back from the road by a low wall with stocked flower bed behind, this home's handsome exterior and traditional Victorian tiled path entices you in.

Arranged over three floors, with the potential to extend higher, the entrance hallway showcases original Victorian features and benefits from under stair storage cupboards, to keep the space clutter free.

To the right, light pours into the living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with elegant décor, fitted alcove cabinetry and a gas effect fire.

Behind is the dining room with another feature fireplace and a large window overlooking the garden, to bring in sunlight and garden views as you dine.

At the rear is the fantastic kitchen/breakfast room that was recently extended and renovated by the current owners. Streamlined cabinetry topped with contrasting granite work tops wraps around the room housing integrated appliances. A cleverly designed breakfast bar can seat up to four bar stools. It is wonderfully bright with side aspect windows, including ceiling Velux windows and French doors that can lie open, extending the living space into the garden in the warmer months.

Climbing the carpeted stairs to the first-floor split level landing, the master bedroom is at the front. It extends the width of the house and its shuttered windows and period fireplace make it a restful retreat.

Across the landing is the useful home office which opens into the modern family bathroom. It has a separate shower cubicle and vanity unit with cupboards and its large window reflects light off its white fittings for a soothing bathing experience.

Up a further flight of stairs to the second floor, with a split-level cloakroom, are two further bedrooms. The larger of the two at the front has shuttered windows and graceful proportions giving it a very tranquil feeling.

This fantastic home comes with the benefit of having been granted lawful development for a loft conversion with a dormer to the rear, to add a further bedroom suite with bathroom facilities. Ref No: 09/02659/CPD.

Outside the garden is smartly paved and bordered on both sides by pretty stocked flower beds. It is fully enclosed offering a sanctuary for children and pets whilst a fantastic part glazed summer house, makes it perfect for summer entertaining.

This fabulous period home is a short walk from first class grammar schools, the high street shops and the mainline station making it perfect for families with professional needs. A must see!





Storm porch with tiled base and part opaque glazed entrance door opening into:

Entrance Hall: glazed top light, two under stair storage cupboards, one with space for coats and shoes, radiator, original butlers bell indicator box and doors opening into:

Living Room: 10`5 x 14`3 front aspect bay window, fireplace with granite hearth, pine mantle and gas effect fire insert, alcove mid height fitted cupboards, alcove fitted open wall shelving and radiator.

Dining Room: 9`10 x 13`1 rear aspect window, fireplace with painted mantle, tiled hearth and brick surround and radiator.

Kitchen/Breakfast Room: 8`5 x 18`1 side aspect double glazed windows, side aspect Velux windows, rear aspect French doors, granite work surfaces, cream eye and base level units with wine rack and pan drawers, integrated full height fridge, integrated full height freezer, integrated double oven, 5 ring gas hob, stainless steel splashback, stainless steel extractor fan, integrated washing machine, space for wine fridge, 1 ½ stainless steel sink with mixer tap and drainer, breakfast bar with space for 4 bar stools, wooden effect flooring and column radiator.

Stairs up to first floor split level landing with rear aspect window and doors opening into:

Home Office: 9`10 x 5`2 with door opening into:



Bathroom: rear aspect part opaque window with plantation shutters, panel enclosed bath with hand held shower attachment and mixer tap, shower enclosure with wall hung hand held shower attachment and rainwater shower head, vanity unit with wash hand basin with mixer tap over and cupboards under, wall cupboards, wall mirror and lighting, low-level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom 1: 15`8 x 12`10 front aspect windows with plantation shutters, decorative period fireplace and radiator.

Stairs up to second floor split level landing with fitted high wall cupboard, storage cupboard and doors opening into:

Cloakroom: rear aspect part opaque window, low-level WC, wall hung slimline wash hand basin with mixer tap and tiled flooring.

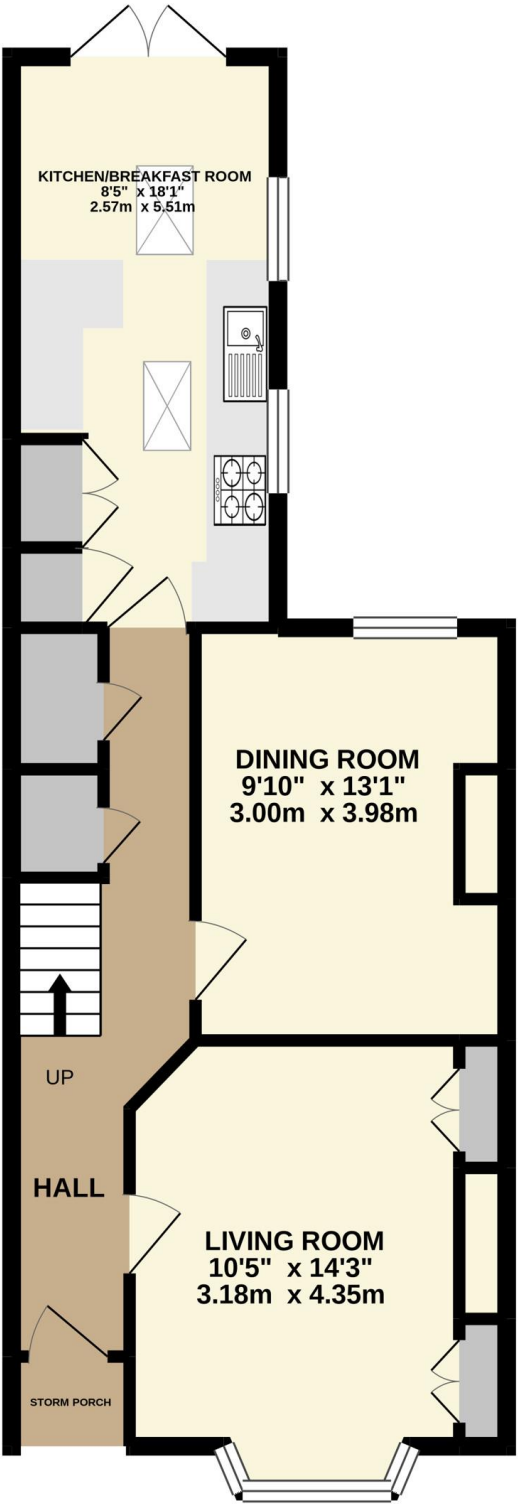
Bedroom 3: 9`10 x 13`1 rear aspect window with plantation shutters and radiator.

Bedroom 2: 15`8 x 12`10 front aspect windows with plantation shutters and radiator.

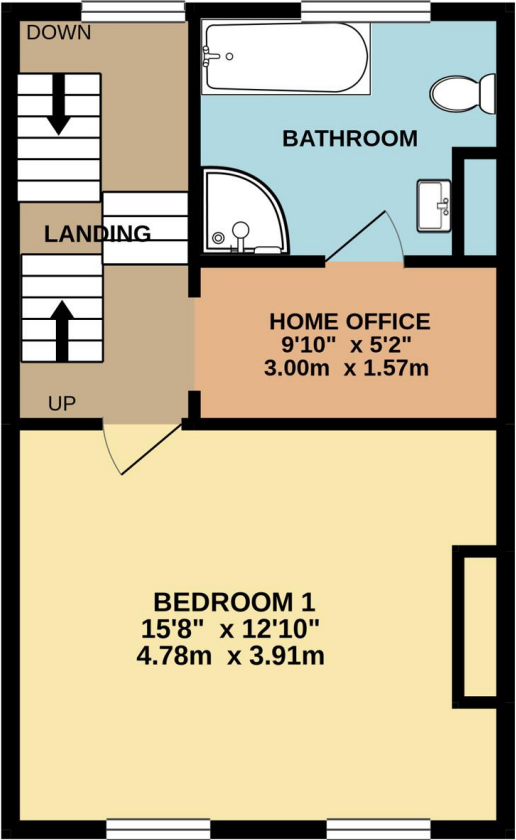
Outside: to the front is a low height wall with stocked flower bed behind, tiled pathway and covered storm porch step. To the rear the courtyard garden is paved with stocked flower borders, climbing plants, a tree and a part glazed summer house. It is fully enclosed on all sides by wooden fencing with a rear access gate.



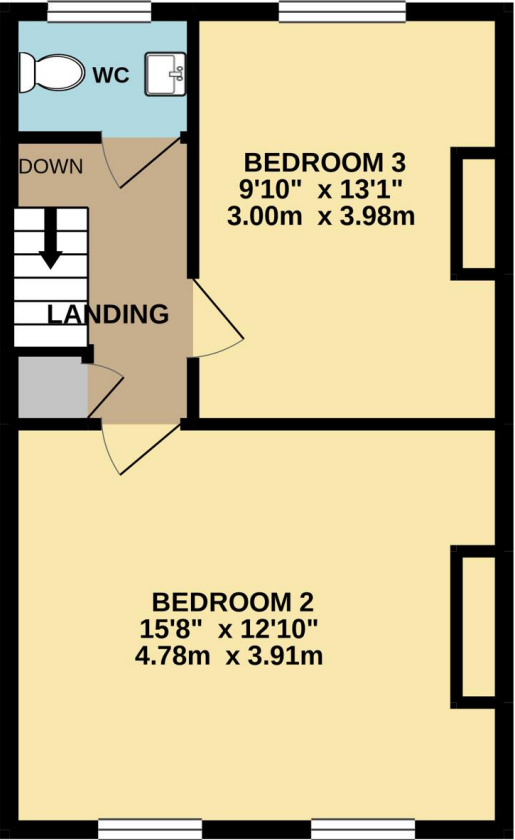
GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.




1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: D (60)

AREA INFORMATION: Tunbridge Wells, Kent

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 John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free 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, Calverley 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.



