

195 Upper Grosvenor Road, Tunbridge Wells





195 Upper Grosvenor Road, Tunbridge Wells TN1 2EG

Perfectly positioned 3-bedroom period house with parking and large summer house

Accommodation Summary

- Semi-detached house
 - 3 double bedrooms
- Living room and family room
- Conservatory/dining room
 - Kitchen/breakfast room
- Bathroom and ground floor cloakroom
- Garden, summer house and store room
 - Off street parking for several cars
- Less than a mile from mainline station
 - Chain free



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful period property with original features and development opportunity is opposite the park entrance and set back from the road by a driveway, with parking for several cars.

Its part gabled red brick exterior with a canopied open porch delivers plenty of kerb appeal, with a beautiful stained glass entrance door welcoming you in.

The bright hallway has an under stair storage cupboard to keep the space clutter free and a useful guest cloakroom.

First on your left is the living room, its windows flooding the room with light highlighting its period proportions. An impressive wood burning stove sits raised on its tiled hearth adding character and charm to the room, with a fitted alcove part glazed cupboard to the side.

Next door, the family room, with another beautiful fireplace, extends into the conservatory behind. It is a versatile space perfect for family living and entertaining, given its open plan aspect and proximity to the kitchen.

The conservatory/dining room's wrap around windows, glazed roof and part glazed doors that open into the garden, deliver light and garden views as you dine. A useful fitted low level cupboard has space and plumbing for appliances.

Conveniently placed next door is the kitchen which delivers wonderful cooking facilities with lots of countertop space, wooden cabinets that provide ample storage, a fridge/freezer, and a cast iron central heating range oven. The double Belfast sinks sit under the rear window and a door to the side provides garden access.

Climbing the stairs to the first floor, the landing offers lots of fitted storage and there are two generous double bedrooms, both of which have large windows bringing in lots of natural light.

At the front, the bathroom has a traditional roll top slipper bath with a hand held shower attachment for a soothing bathing experience.

Climbing the stairs to the second floor, is another double bedroom with double aspect light, a vanity unit with wash hand basin and eaves storage cupboards.

Outside to the rear is a west facing garden with mature stocked flowers beds, leafy trees, areas of lawn and a beautiful walkway of wooden pergolas with climbing wisteria. There is a paved terrace at the rear of the house, perfect for summer dining, and a pathway leads you to the back of the garden to the summer house and garden store. It is a very versatile space that could be used as a home studio for your creativity, a home office, a den for teenage children or a playroom for younger ones.

With the park opposite and within walking distance of the station, local shops, and first-class schools, this is the perfect family home. It is also a dream project to create your own vision and add value in the future. A must see!



Canopied open wooden porch with block brick step and part glazed stained glass entrance door, which opens into:

Entrance Hall: front aspect stained-glass windows and top light stained glass window, wooden flooring, low level storage cupboard housing the fuse box, under stair storage cupboard, radiator, internal rear aspect opaque window and doors opening into:

Cloakroom: side aspect opaque window, low level WC, wall hung hand wash basin, wooden flooring and part tiled walls.

Living Room: 14'2 x 11 front aspect windows with secondary glazing, fireplace with wood burning stove on raised tiled hearth with painted wooden mantle, fitted open painted wooden shelves, fitted alcove cupboard with glazed shelving above and cupboard below, wooden flooring and radiator.

Family Room: 12'2 x 10'3 fitted wooden open wall shelving, fireplace with wooden mantle, tiled surround, and hearth, fitted corner wooden wall cabinet, wooden effect flooring, radiator and opening into:

Conservatory/Dining Room: 15'7 x 9'11 side aspect double glazed opaque windows with shutters, side aspect double glazed windows with shutters, side and rear aspect double glazed windows, rear aspect part glazed French doors opening into the garden, glazed pitched roof with openings, fitted low level cupboards with space and plumbing for appliances, radiator, tiled flooring and opening into:

Kitchen/Breakfast Room: 17'10 x 6'8 rear aspect window, and side aspect part glazed door opening into the garden. The kitchen has a mix of tiled and wooden counter tops, a selection of wooden, part opaque glazed, eye and base level units, open wall plate cabinet, pull out wicker basket unit, wine rack, open shelves, double Belfast sink with mixer tap and tiled flooring. The appliances include a freestanding fridge/freezer, and a Rayburn cast iron central heating range oven in a recessed chimney space on a tiled hearth with a tiled splashback.

Stairs to first floor landing with rear aspect window, fitted double cupboard with double hanging rails, fitted cupboard with hanging rail, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 1: 14'2 x 11 front aspect windows with secondary glazing, open painted wooden shelving, feature fireplace, vanity unit with wash hand basin, tiled counter top and splashback and cupboard under, wooden flooring and radiator.

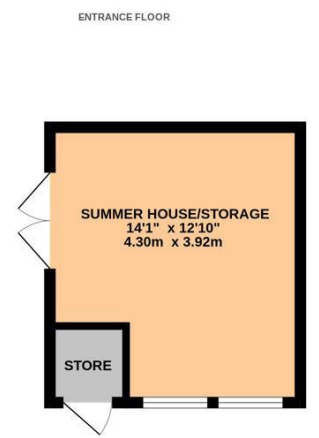
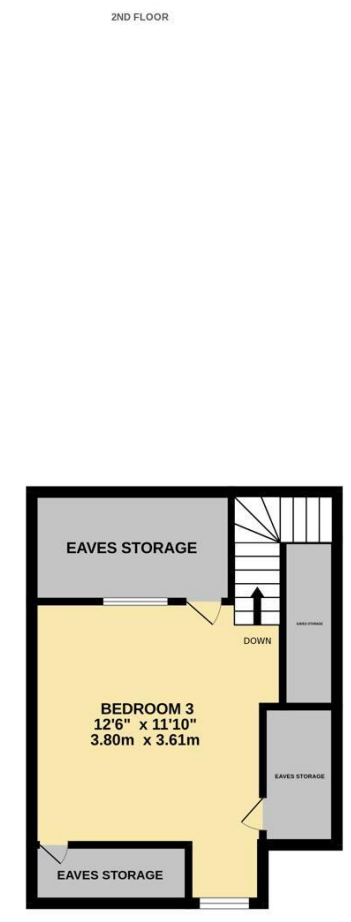
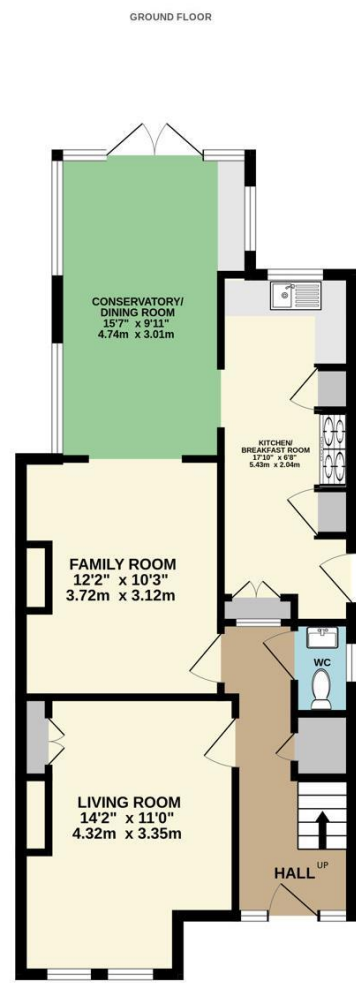
Bathroom: front aspect opaque window with secondary glazing, freestanding pedestal wash hand basin, roll top slipper bath with claw feet, mixer tap and hand held shower attachment, low level WC, heated towel rail and fitted wall cupboard with shelving, tiled walls, and tile effect flooring.

Bedroom 2: 12'2 x 11 rear aspect windows, open wooden shelving, feature fireplace, wooden flooring, and radiator.

Stairs up to second floor opening into:

Bedroom 3: 12'6 x 11'10 front and rear aspect Velux windows, eaves storage cupboards, vanity unit with tiled top, wash hand basin and cupboard under and radiator.





APPROX TOTAL AREA EXCLUDING SUMMER HOUSE 1,361 SQ.FT / 126.5 SQ.M

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: to the front of the property is a low wall with double wooden gates opening onto a hard surface driveway with parking for several cars, mid height wooden fencing at both side perimeters, some planting by the house and a wooden gate to the side for rear garden access. At the rear is the west facing garden with a paved terrace beside the house edged with stocked raised brick flower beds, a wooden pergola, water tap, trees, hedging and a paved path under a walkway of wooden pergolas with climbing plants to the back of the garden. The long garden has areas of lawn, wooden fencing at the perimeters with a mix of mature plants, shrubs, flowers, and trees. At the end of the garden is a paved terrace next to the summer house.

Summer House/Garden Store: 14`1 x 12`10 front aspect door and windows to the garden store, side aspect part glazed doors to the summer house with open wooden shelving, wooden work bench, lighting, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,135.00) / EPC: E (44)

AREA INFORMATION: Tunbridge Wells

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 Grosvenor & Hilbert Park opposite, Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With High Brooms Station 0.4 miles walking distance away, 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.

