



Vine Cottage, Corseley Road, Tunbridge Wells, TN3 9



 **KMJProperty**  
Your local independent Estate Agent

- Groombridge Village Location
- 2/3 Bedroom
- Mid Terrace
- Side Access
- Work From Home Studio
- 2/3 Reception Rooms
- EPC: D
- Council Tax Band: C

KMJ Property is delighted to present this charming two-bedroom period cottage nestled in the heart of the sought after village of Groombridge. Beyond the charming picket fence, this property unfolds with well flowing accommodation.

Step into a sitting room adorned with a wood burner, inviting you to cosy evenings by the fire. The kitchen/breakfast room is a perfect space for entertaining while cooking. A rear extension seamlessly connects the spaces, leading to a bathroom fitted with a white suite. Also, off of the kitchen/breakfast room is side access to the property.

An added bonus to this property is the work from home studio at the rear of the garden currently laid out with space for two desks.

Upstairs to are two double bedrooms, each benefiting with extensive fitted wardrobes with sliding doors and a versatile loft room, accessed through the second bedroom, which is currently being used as a bedroom.

The property is bordered by a picket fence enclosing a garden with gated side access leading to a good size rear garden.

The village convenience shop, bakery, Outstanding Primary School, and Groombridge Place beckon are just a stone's throw from the property.

Tunbridge Wells is a short drive away, extending access to further amenities and a Mainline Railway Station.

This property needs to be viewed to be appreciated.

**MORE PROPERTIES REQUIRED IN ALL AREAS**





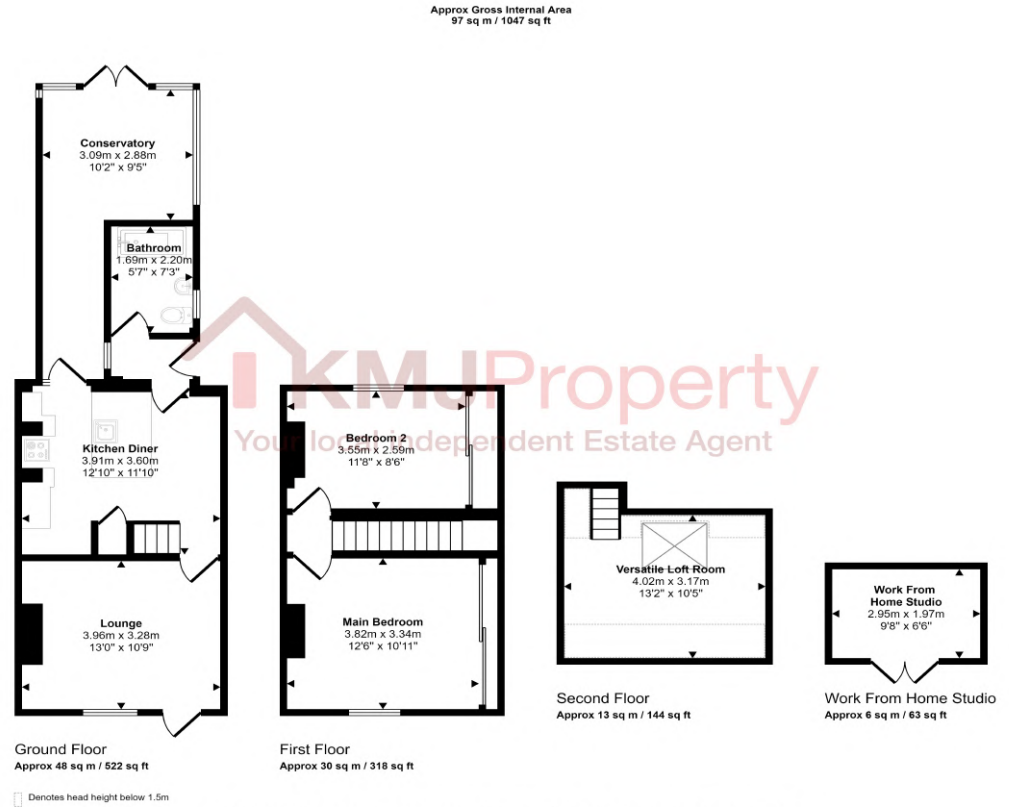
## Notes

///stencil.deduced.brightens - What 3 Words

Coming from tunbridge wells, down Groombridge Hill, take the first exit at the roundabout then the first right before the parade of shops. The Property will be located on your left.

Council Tax: C

Tenure: Freehold



	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: they have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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WELLS