



UPPER GROSVENOR ROAD
TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

273 Upper Grosvenor Road

Tunbridge Wells, TN1 2EJ

Living Room With Log Burner - Kitchen/Dining Room With Feature Fireplace - Utility Room/Downstairs WC - First Floor Landing - Two Bedrooms - Bathroom - Second Floor Landing - Two Further Bedrooms - Off Street Parking For One Vehicle - Landscaped Rear Garden

Much like the exterior of this classic Victorian home, the interior of this property retains many charming period features, including original fireplaces, picture and dado rails, and elegant cornice detailing. True to homes of this era, it also boasts bay windows and high ceilings. The current owners have thoughtfully utilised all these features to create a warm and inviting home.

As currently arranged, the ground floor includes a living room, kitchen, and utility room with downstairs WC. The first floor has the principal bedroom, a family bathroom, and a second single bedroom. The top floor features two double bedrooms and a flexible landing space.

Residents will benefit from the property's incredible proximity to a mainline station, Grosvenor & Hilbert Park, as well as convenient local amenities, including shops, a café, and a bakery just around the corner. Properties of this style, size, and location, with such easy access to amenities, appeal to a wide range of buyers, so early viewings are highly recommended.

LIVING ROOM:

An inviting reception room boasting wooden flooring and a charming log burner set against an exposed brick backdrop, creating a warm and cosy atmosphere. Period features include elegant cornice detailing and a picture rail, adding to the room's character. A bay window allows for plenty of natural light, while built-in shelving units provide practical storage and display space.

KITCHEN:

A charming, rustic cottage-like kitchen featuring an exposed brick chimney breast with an original decorative feature fireplace. The kitchen comprises wall and floor-mounted units with a wooden worktop, a ceramic sink, and a tiled splashback.



It is fitted with a large professional oven with a 5-ring gas hob and extractor fan, alongside space for a dishwasher and a large inset fridge-freezer. Additional features include electric underfloor heating, understairs storage, and a convenient pantry. With ample room for a 6-person dining table, this kitchen is perfect for both everyday family life and entertaining.

UTILITY ROOM:

Featuring spaces for a washing machine and tumble dryer neatly beneath a bespoke wooden countertop. Open shelving provides ample storage for household essentials. The room also offers convenient access to the garden and leads directly to the downstairs WC.

FIRST FLOOR LANDING:

BEDROOM:

The smallest bedroom, yet far from lacking in space, is decorated with painted wooden floorboards and an original feature fireplace. Clever built-in shelving and storage.

BEDROOM:

This 175 SQ FT carpeted principal bedroom boasts a bay window and a beautiful original feature fireplace centrepiece, intricate cornice detailing and a picture railing. Bespoke built-in wardrobes.

BATHROOM:

A well-appointed family bathroom featuring a large walk-in shower unit at one end, a centrally positioned bathtub, a low-level WC, and a double sink with storage below, all beautifully finished with a tiled splashback.

SECOND FLOOR LANDING:

A charming and bright landing space featuring a low-level window and a Velux above. Perfect space for a cosy reading nook or a small desk.

BEDROOM:

A double bedroom featuring wood laminate flooring, a feature fireplace, and built-in wardrobe and shelving units. The window offers enchanting 'Mary Poppins' rooftop views.

BEDROOM:

Another spacious double bedroom with ample room for all bedroom-associated furniture, complemented by convenient built wardrobe space.

PARKING:

To the front of the property offers is convenient off-street parking for one vehicle.



OUTSIDE REAR:

Landscaped by the current owners, this rear garden features a generous patio area, a wooden pergola, bamboo screen for privacy, along with a quaint garden shed and a practical log store. Additionally, access from the side is available via a convenient 'lean-to' shed.

SITUATION:

The property is situated at the end of Upper Grosvenor Road, offering enviable access to a range of key amenities. Just up the road is the Royal Victoria Place shopping centre and Calverley Road High Street. Beyond this, the area offers an array of impressive independent retailers and renowned restaurants, situated along Mount Pleasant, the historic High Street, Chapel Place, and the iconic Pantiles. Perfect for dog walks and exercise, Grosvenor and Hilbert Park is just a short walk away. This beautiful outdoor space features medieval woodland, sports pitches, ornamental lakes, wetlands, and a charming café.

Furthermore, Tunbridge Wells offers a diverse range of educational opportunities, encompassing both state-funded and independent institutions. The town is home to several esteemed grammar schools, all known for their academic excellence. Additionally, a variety of primary schools, both state-funded and private, ensuring families have access to quality education at all levels.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



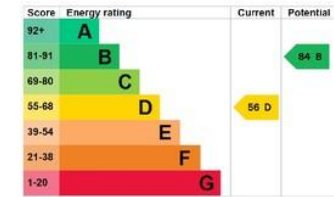
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1236 ft² ... 114.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.