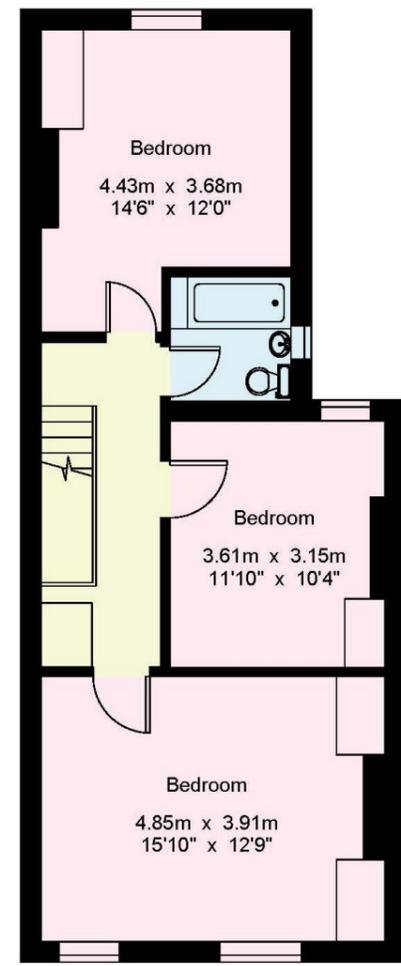


Score	Energy rating	Current	Potential
92+	A		
81-91	B		B6 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



4 Grosvenor Park

Tunbridge Wells, TN1 2BD



A centrally located period town house in a quiet Victorian cul-de-sac within walking distance to schools, town centre and mainline station, features include large well-proportioned rooms including a spacious kitchen dining room with doors leading out to private courtyard garden.

Recessed Porch, Hall, Sitting/Dining Room, Large Kitchen Breakfast Room, 3 Double Bedrooms Bathroom, Gas Fired Central Heating, attractive Courtyard Garden, Permit Parking available.

Guide price £575,000 - £595,000 Freehold

4 Grosvenor Park

House - Gross Internal Area : 120.5 sq.m (1297 sq.ft.)

Approx. Garden Dimensions : 5.92m (19'5") x 5.13m (16'9")



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





- machine and space for a tall fridge freezer.
- ◆ Attractive wood stripped flooring, original chimney breast with recess and space for range cooker.
- ◆ Period staircase with fitted carpet runner leading to first floor landing with original cupboard currently housing insulated hot water tank.
- ◆ Double bedroom 1 is to the front of the property and features built in floor to ceiling wardrobe cupboards either side of a period fireplace and a pair of matching sash windows.
- ◆ Double bedroom 2 with sash windows to the rear, period fireplace and floor to ceiling wardrobes.
- ◆ Double bedroom 3 also has a sash window to the rear with an open outlook and a range of fitted wardrobe cupboards.
- ◆ Bathroom comprising panelled bath with separate shower above and shower screen, pedestal washbasin, low level WC, tiled walls and window.

Outside

- ◆ One of the features of this property is its easy access out to a brick paved garden via dining room and the French doors in the kitchen breakfast room.
- ◆ Brick walled on 2 sides with raised borders and outside light.

Location.

- ◆ An excellent location of those wishing to be convenient to all the amenities in the town yet are seeking a quiet cul-de-sac location.
- ◆ Within half a mile of local shops, bars, and restaurants in the popular High Street and also the central station with its direct connections into London and the coast.
- ◆ Local Secondary Schools are located just under a mile away.

Practicalities

- ◆ Council Tax Band D with an annual cost of £2,341.59 per annum.
- ◆ Permit parking zone C £95 per annum for 2 permits.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615



Property Description

- ◆ Handsome Victorian townhouse in central location.
- ◆ Easy walking distance to Tunbridge Wells Free School, shops and 0.7 miles from the central station.
- ◆ Large well-proportioned rooms retaining period features.
- ◆ Kitchen breakfast room with French doors out to an attractive courtyard garden.
- ◆ Recessed covered porch, front door with lead light glass panels leading into the hall.
- ◆ Original Victorian panelled doors feature throughout the house as well as architraves and skirting boards.
- ◆ Useful understairs storage cupboard.
- ◆ Dual aspect sitting/dining room with bay window to the front, period features also include moulded cornice ceiling and chimney breast housing wood burning stove plus slate hearth.
- ◆ Wood strip flooring continues into the dining room with French doors out to the garden.
- ◆ Spacious kitchen/breakfast room with French doors out to the garden and attractive sash window to the side.
- ◆ Fitted with a range of wooden worksurfaces to include a peninsula unit, good range of cupboards and drawers beneath and matching wall mounted cabinets.
- ◆ Stainless steel sink, plumbing for dishwasher, double door to a useful utility cupboard housing and plumbing for washing