

Victoria House, 59 Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2DZ



A beautifully refurbished halls adjoining four bedroom family house, recently extended to create a superb live-in kitchen with full width bi-fold doors. The stylish accommodation retains period features with well proportioned rooms and is arranged over three floors, to include 3 bathrooms plus useful cellar rooms. Ideally located to Tunbridge Wells Grammar Schools, town centre and station.

Covered Porch Hall Combined Double Reception Room Live-in Kitchen 3 Room Cellar Master Bedroom Suite Guest Bedroom with En-suite Shower Room 2 Further Double Bedrooms Bathroom Front and Rear Gardens Two Off Road Parking Spaces

PRICE £750,000 FREEHOLD

59 Upper Grosvenor Road

Gross Internal Area : 188.7 sq.m (2031 sq.ft.)



Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.



THE PROPERTY

- ◆ An internal inspection is strongly recommended to appreciate this handsome period house
- ◆ Covered porch and front door lead to an attractive hall with wooden flooring and period staircase spanning three floors
- ◆ Superb double reception room featuring a working fireplace, plantation shutters to a bay window and wooden flooring
- ◆ Spacious and light 6.03 x 5.60m live-in kitchen incorporating full width bi-fold doors out to a garden and fitted with high gloss handleless cabinets with Slab Tech work surfaces, combined with a polished walnut island unit with cupboards beneath. AEG appliances include dishwasher and microwave. Space and plumbing available for fridge/freezer, washing machine and dryer. LED lighting and Amtico flooring
- ◆ Useable three room cellar with power and light connected, accessed from the kitchen
- ◆ Master Bedroom suite comprising inner hall with linen cupboard, bay fronted double bedroom and en-suite bathroom with window to front
- ◆ Guest bedroom 2 features period fireplace, sash window to rear and en-suite shower room
- ◆ Good sized bedroom 3 with period fireplace, fitted cupboard with sash window
- ◆ An attractive staircase leads to the second floor where there is access to a large roof space
- ◆ An original double bedroom with sash window to rear and Victorian fireplace



- ◆ Adjacent attractively fitted bathroom with Travertine tiling and shower

OUTSIDE

- ◆ Two off road parking spaces to the front with adjacent black and white tiled path leading to the entrance porch and front door
- ◆ The rear garden is accessed via the full width bi-fold doors and is mostly paved with attractive borders and fenced boundaries. A rear gate leads to a wheelie bin area and access to the adjacent Park Road

SITUATION

- ◆ Conveniently located close to the town centre
- ◆ Tunbridge Wells mainline station is 0.7 miles distant and High Broom station is 0.9 miles distant
- ◆ Ideally located to Tunbridge Wells Grammar Schools

PRACTICALITIES

- ◆ Tunbridge Wells Borough Council Tax Band E
- ◆ Alarm and inter-connected fire alarm installed
- ◆ Internally decorated throughout and fitted with woollen carpet to the stairs and bedrooms
- ◆ Worcester Bosch gas fired central heating with new radiators to the ground floor. Megaflo hot water system

DIRECTIONS

From our offices proceed north up the London Road, over the traffic lights and at the junction with St Johns Road turn right into Grosvenor Road. At the bottom turn left into the one-way system, then bear left into Upper Grosvenor Road, where No. 59 will be found shortly after Park Road on the left.

VIEWING

Strictly by appointment through sole agents Sumner Pridham

