



WOOD & PILCHER



- 3 Bed End of Terraced Property
- Cul De Sac Location
- Excellent Standard of Presentation
- Permit Parking
- Numerous Period Features
- Energy Efficiency Rating: D

Grosvenor Park, Tunbridge Wells

GUIDE £650,000 - £675,000

woodandpilcher.co.uk

11 Grosvenor Park, Tunbridge Wells, TN1 2BB

Offered to the very highest of standards and benefiting tremendously not only from a wealth of period features but from the sympathetic and impressive contemporary stylings by the current owners, a three bedroom end of terraced property in a pleasant cul de sac location close to Tunbridge Wells town centre. A glance at the attached photographs will give an indication as to the high quality of this proposition and, as currently arranged it boasts a generous entrance hallway with period 'welcome arch', a spacious lounge with open fireplace, a further reception room again with a fireplace and a good sized and contemporary kitchen/breakfast room. There is an additional utility area to the ground floor and further wc with stairs leading down to a dry lined and carpeted cellar now serving as third reception room or indeed a media room or office. The property has three good sized bedrooms and a bathroom to the first floor alongside a separate library/dressing room that may have excellent potential for a conversion to an en suite for example, STPP. Externally the gardens are westerly facing and effectively low maintenance with well stocked beds, areas of slate chippings and good areas of paving stones allowing space for table, chairs and entertaining.

Access is via a partially glazed door with an inset period stained glass window leading to:

ENTRANCE HALLWAY:

Good areas of feature painted exposed pine floorboards, radiator, dado rail, cornicing, period ceiling rose and welcome arch. Stairs leading to first floor, stairs leading down to the lower ground floor. Doors leading to:

LOUNGE:

Painted exposed pine floorboards, feature bay window to the front comprised of three sets of period sash windows, radiator, various media points, high level skirting board, cornicing, feature ceiling rose. Large working open fireplace with brick hearth and wooden mantle. Good space for lounge furniture and for entertaining.

SECOND RECEPTION ROOM/DINING ROOM:

Painted exposed pine floorboards, areas of wooden panelling, cornicing and ceiling rose. Feature fireplace with a brick hearth and wooden mantle and areas of fitted shelves to one side of the chimney breast with glass fronted door, radiator. Double glazed window to the side with fitted roman blind. Good space for use as a second reception room or indeed a dining room or snug.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of contemporary and most attractive high gloss black base units with complementary Corian style work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated 'Miele' oven and inset four ring 'Miele' induction hob with feature 'De Dietrich' extractor. Space for freestanding dishwasher and fridge/freezer. Good space for breakfast table and furniture and good areas of general storage. Fitted cupboard with good areas of shelving to one side of the original chimney breast. Feature recess with wooden beam over (formerly the home of the kitchen Range) with further high gloss black inset unit. Feature tiled floor, radiator, cornicing. Double glazed sash window to the side and single glazed opaque window to utility area. Partially glazed door leading to:

REAR LOBBY:

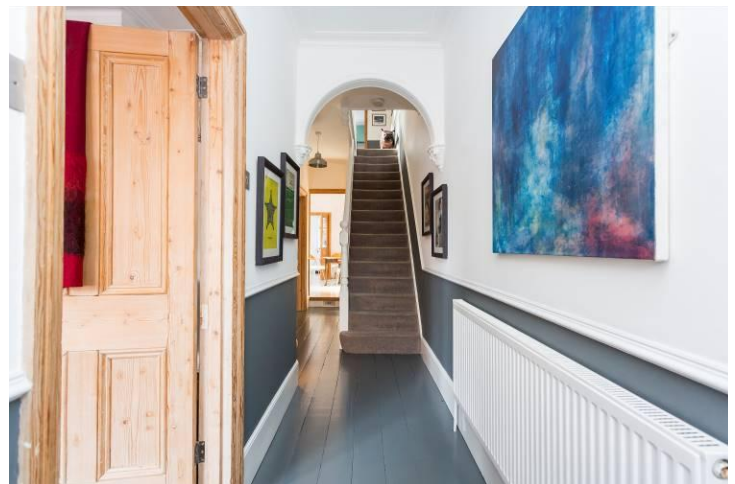
Feature tiling and partially glazed door to the rear garden. Open to:

UTILITY AREA:

Feature tiling, space for washing machine, high gloss black base units with Corian work surface and further inset single bowl stainless steel sink with mixer tap over, radiator, good storage space and further sash window to rear.

DOWNSTAIRS WC:

Feature tiling, radiator, low level wc, wall mounted wash hand basin with feature metro style splashback, other areas of metro tiling. Recently installed wall mounted 'Worcester' boiler. Part opaque sash window to the rear.



LOWER GROUND FLOOR:

A generous space set to carpet with radiator, windows to front and side and cupboard housing the electrical consumer unit etc. This area is entirely suitable as a home gym as a second reception room or indeed a generous home study.

FIRST FLOOR LANDING:

Carpeted, radiator, dado rail, access hatch to large insulated and fully boarded loft with previous permitted development rights for conversion to a 4th bedroom and 2nd bathroom, generous space and with good light. Open to:

LIBRARY/DRESSING ROOM:

Feature painted exposed pine floorboards, sash window to front, radiator, cornicing. Whilst current used as a library the room has excellent potential for use perhaps as a dressing room or indeed for consideration as an en suite facility.

MASTER BEDROOM:

Feature painted exposed pine floorboards, radiator, bay window to front comprised of three sets of feature sash windows. Good space for bed and bedroom furniture, cornicing. Exposed brick fireplace with wooden mantle.

BEDROOM:

Carpeted, wooden fire surround, areas of fitted shelving to one side of the chimney breast and a shallow shelved cupboard the other side, radiator, cornicing. Sash window to the side with fitted blind. This is currently used as a dressing room.

BATHROOM:

Fitted with a feature pedestal wash hand basin with mixer tap over, low level wc, panelled bath with mixer tap over and further double head shower attachment and fitted glass screen. Wall mounted medicine cabinet, inset spotlights to the ceiling, extractor, feature radiator. Wood effect flooring and metro tiled walls. Two opaque sash windows to the side.

BEDROOM:

Carpeted, cornicing, radiator, sash window to the rear with fitted roller blind. Wooden fireplace surround and areas of fitted wardrobes to the side of the chimney breast.

OUTSIDE FRONT:

Essentially a low maintenance front garden with brick and stone steps leading up to the front door from the pavement with areas of chipped slate bedding and a raised shrub and alpine bed. There is a brick path to the side of the property leading to a gate to the rear garden.

OUTSIDE REAR:

The gardens are westerly facing and there is a low maintenance paved area to the immediate side and rear of the property with an external tap and with areas of fitted wooden benches. There are steps up to higher levels of garden again set to low maintenance paving with raised beds and further seating areas. There is a small water feature surrounded by chipped slate beds and there is retaining wooden fencing.

SITUATION:

Grosvenor Park is a quiet residential cul-de-sac towards the top of town. It runs off of Grosvenor Road and down -ultimately to Woodbury Park Cemetery at the end. To this end, it has the dual advantages of being especially central but also quiet given that there is no through traffic. Nearby facilities include Royal Victoria Place Shopping Mall and Calverley Road pedestrianised precincts along with the mainline Railway Station some ten minutes walk away and a host of independent retailers and restaurants located primarily along Grosvenor Road, Mount Pleasant Road, The Old High Street, Chapel Place and The Pantiles.

TENURE:

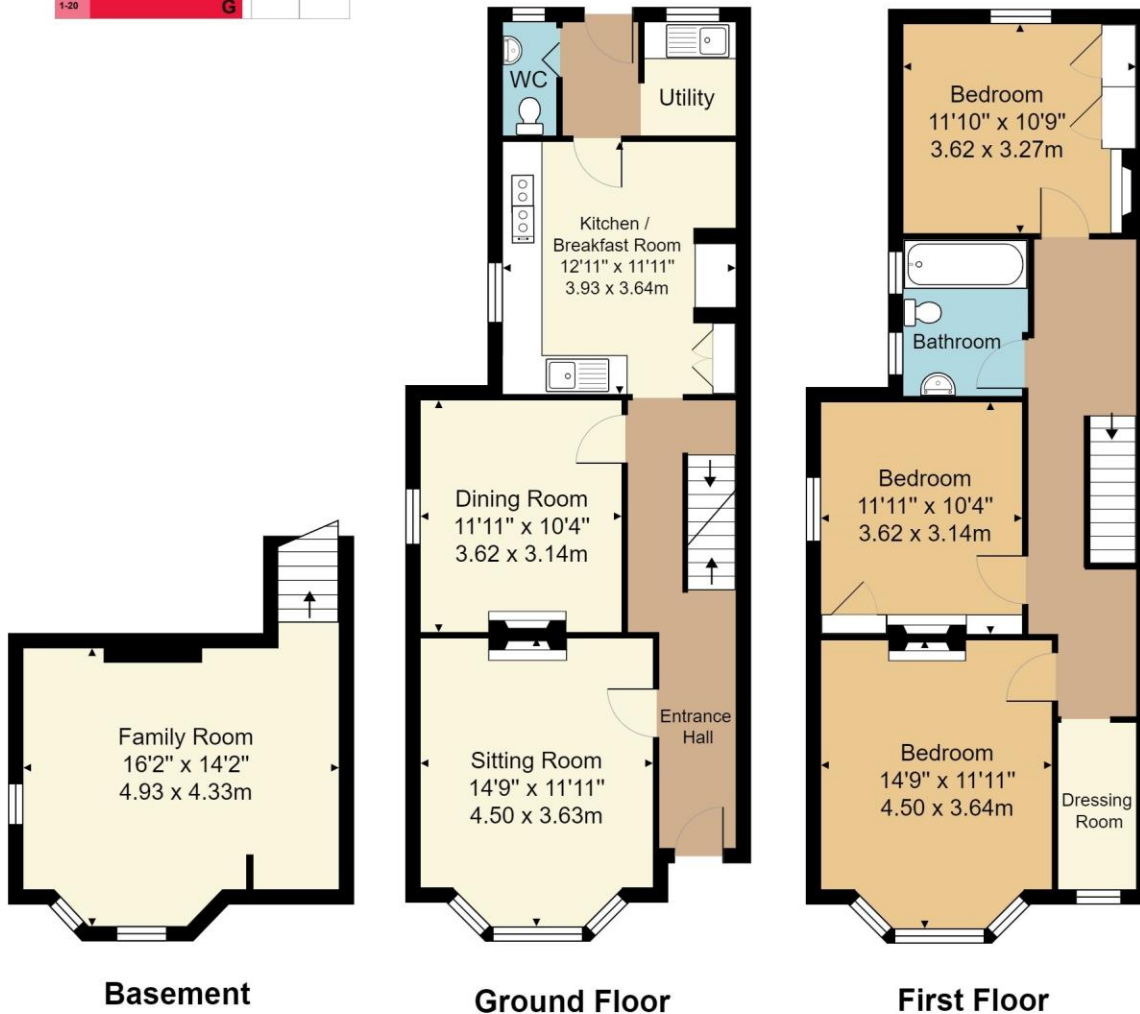
Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	60 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1515 ft² ... 140.8 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.

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