



34 Grosvenor Park
Tunbridge Wells, Kent



A beautifully presented and spacious family home, having been tastefully improved and updated by the current owners yet retaining many period features, offering the potential to enlarge still further if required (architect plans drawn), and situated in a central yet quiet location within a short walk of the town centre and station.

Guide price £600,000-£625,000 Freehold

Situation: The property is situated in an enviable position in a sought-after np through residential road and is conveniently located for the mainline station as well as the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within a short walk and provides a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, the mainline station is within easy reach and provides a regular service to London Charing Cross/Cannon Street in under an hour, in addition to the A21 with its road links to the M25.

Description: The property is a beautifully presented family home, benefiting from high ceilings and period features, which has been tastefully refurbished by the current owners to a high standard, including a recently fitted kitchen. This wonderful home provides well-proportioned and versatile accommodation, which is light, spacious, and well-appointed throughout, and offers potential to enlarge still further if required.

The accommodation is arranged over three floors and includes on the entry level floor; a good-sized entrance hall with exposed wood floorboards; a beautifully decorated and spacious formal sitting room with sash bay windows with Plantation style shutters, attractive wooden exposed wooden floorboards, and delightful period fireplace as it's focal point; and a good-sized bedroom (currently being utilised as another reception room) with exposed wooden flooring and period fireplace with useful built in cupboards each side of the chimney breast, and sash window to the rear overlooking the garden.

On the lower ground floor is an impressive and recently fitted kitchen attractive specialist wood engineered flooring and is presented in a contemporary style and having a wide range of shaker style wall and base units, complimentary granite work surfaces, and a large central island, 5 ring Neff induction hob and extractor, integrated dishwasher, Grundig fridge/freezer, and cleverly designed under stairs area with plumbing for a washing machine and separate dryer. The room also benefits from French doors providing a good deal of light and access to the secluded garden. Adjacent to the kitchen/breakfast room is a spacious dining/family room featuring wood engineered flooring, delightful period fireplace with tile surround, bay windows providing a good deal of light and sense of space, in addition to a useful storage cupboard.

On the top floor are two further good-sized double bedrooms, both with exposed wood floorboards, Sash windows with Plantation style shutters, a beautifully presented family bathroom with twin sinks, panelled bath with power rain shower over, and attractive wall and floor tiles, and a separate w/c with attractive floor tiles. The property also benefits from a fully boarded loft which is of good size, and currently utilised as a fitness room.

To the rear of the property is an attractive and low maintenance private garden boarded by mature plants, flowers and shrubs, and has two sheds.

Services: Mains water and electricity. Gas central heating.

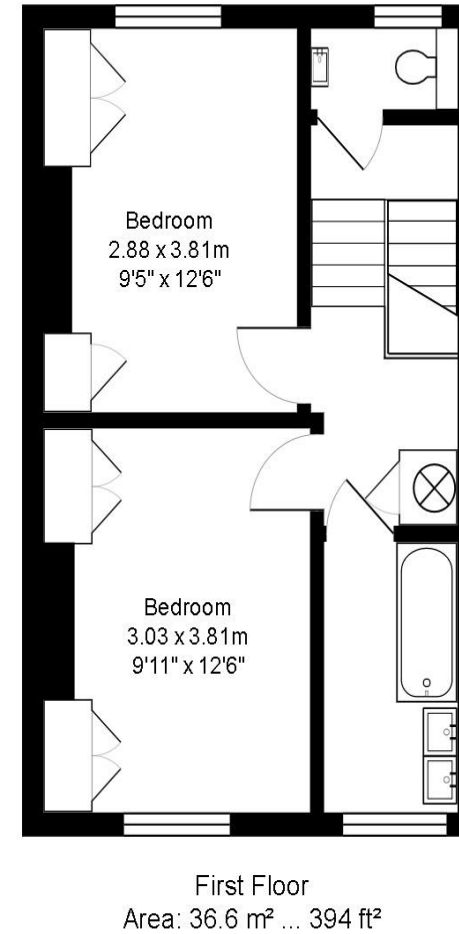
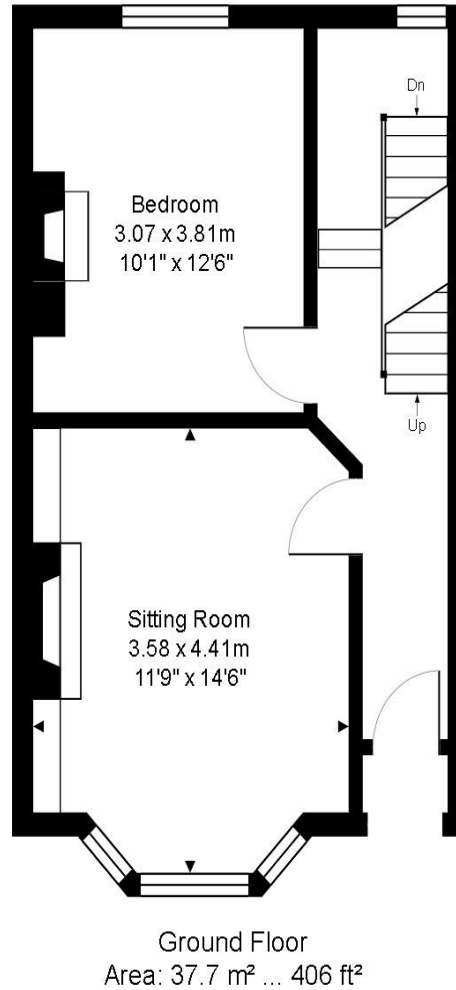
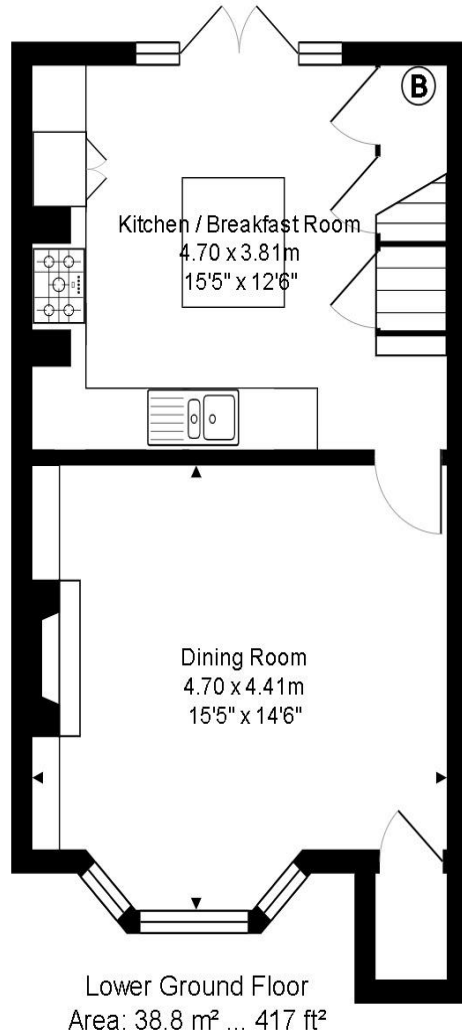
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D (£1881.04 per annum)

Current EPC Rating: B



Total Area: 113.1 m² ... 1217 ft²
All measurements are approximate and for display purposes only



Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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