



12 The Grove
Tunbridge Wells, Kent

A beautifully presented and spacious family home, having been extensively updated, improved, and extended by the current owners, benefiting from a large garden and summerhouse, and situated in a popular residential location within walking distance of the local school.

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



Situation: The property is situated in a popular residential area in the village of Pembury, which provides a good range of local shops and services for everyday needs including a doctor's surgery, library, pharmacy, Tesco's supermarket, as well as a primary school. Tunbridge Wells lies approximately 3 miles distant and provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells and Tonbridge mainline stations both serve London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description: The property is beautifully presented throughout, having been thoughtfully extended and much improved to create this spacious and desirable family home.

Arranged over three floors, the accommodation includes on the ground floor (featuring attractive wood engineered flooring throughout with the exception of the kitchen/breakfast room); an entrance hall; a well-proportioned study; a good-sized dual aspect sitting room (extending to almost 18ft) with French doors providing access to the patio and garden; a large dual aspect dining room with feature log basket fireplace with attractive wood mantelpiece and tile hearth; a stunning and noticeably spacious open plan kitchen/breakfast room with space of sofas, which is designed to work perfectly for families or entertaining alike. The impressive room features attractive tile flooring with underfloor heating, a wide range of shaker style wall and base units, six ring range, integrated appliances including a Hotpoint dishwasher, two wine fridges, fridge, and freezer, with the room benefiting from a large central island providing an additional place to dine, and French doors providing access to a patio area. Also on the ground floor is a utility room with a range of shaker style wall and base units, plumbing for a washer and dryer, stainless steel sink and attractive tile flooring, in addition to a downstairs w/c. On the first floor is a spacious landing and four double bedrooms, with the large dual aspect principal bedroom benefiting from fitted wardrobes and a spacious ensuite bathroom with twin sinks, free standing bath with shower attachment, heated towel rail, with the room being complemented by attractive wall and floor tiling. Also located on this floor is a family bathroom, featuring underfloor heating, large walk-in rain shower, heated towel rail, and attractive wall and floor tiling.

On the top floor is an additional spacious bedroom extending to over 24ft, with two Velux windows providing a good deal of light, in addition to ample eaves storage,

The property features a good-sized brick driveway providing ample parking, and a large wrap around garden mainly laid to lawn, a feature pond with waterfall, areas of raised beds, and is bordered by attractive plants and shrubs. Also situated in the grounds is a large summerhouse, currently utilised as a gym, but would make a perfect outdoor office if required, two separate patio areas ideal for outdoor entertaining, one of which benefiting from a large brick build B-B-Q and pizza oven. The garden also has a large shed ideal for storage or workshop.

Services: Mains water and electricity. Gas-fired central heating.

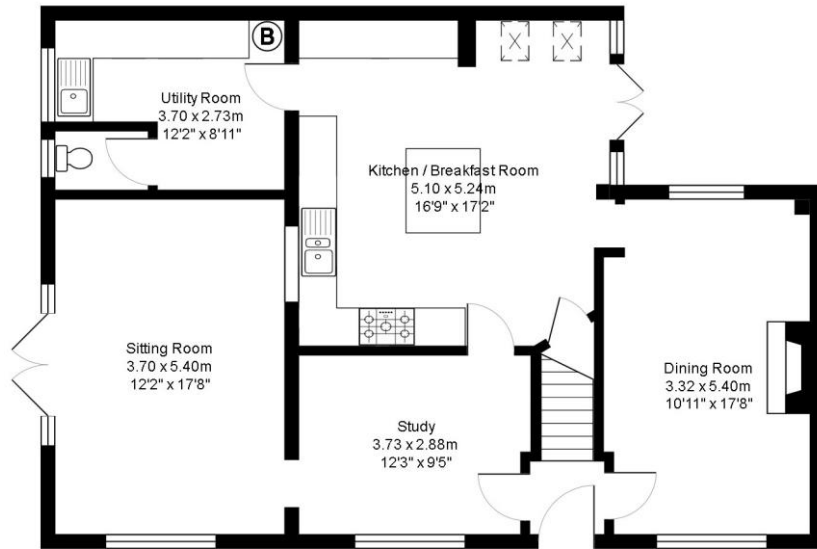
Council tax band: D (£1861.16 per annum)

Current EPC Rating: D

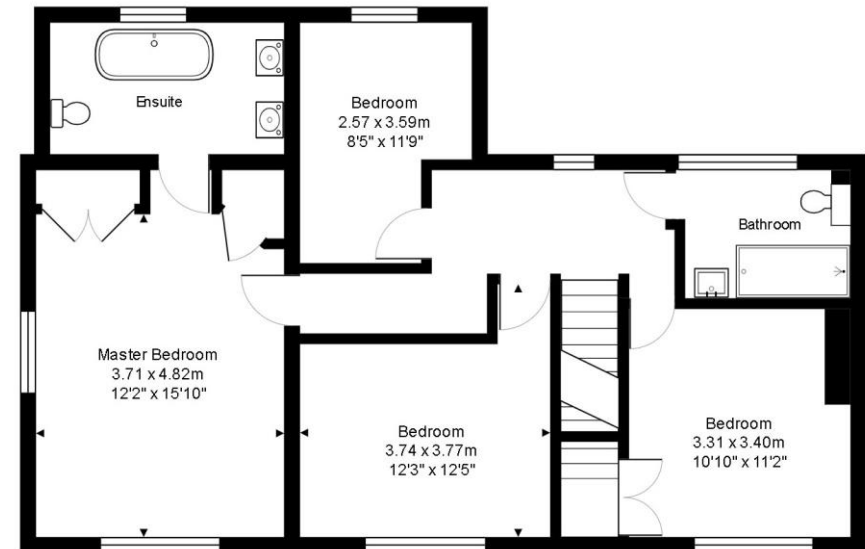
Property address: TN2 4BU

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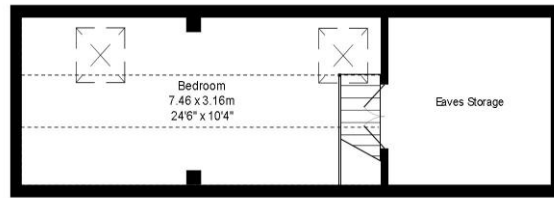
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



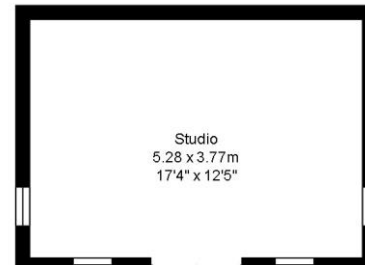
Ground Floor
Area: 91.5 m² ... 985 ft²



First Floor
Area: 80.6 m² ... 867 ft²



Second Floor
Area: 24.1 m² ... 259 ft²



Outbuilding
Area: 19.9 m² ... 214 ft²

Total Area: 216.1 m² ... 2326 ft² (excluding eaves storage)

House: 196.2 m² ... 2112 ft²

Outbuilding: 19.9 m² ... 214 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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