



182 Upper Grosvenor Road
Tunbridge Wells Kent

An impressive and spacious family home featuring high ceilings and a wealth of period features throughout, 3 large reception rooms, 4 double bedrooms and 3 bathrooms, secluded rear garden, driveway, and within easy reach of schools and mainline station.

Guide price £1,050,000 Freehold



Situation: The property is situated close to the town centre of Tunbridge Wells, and the mainline station at High Brooms. The expansive Grosvenor and Hilbert Recreation Ground is also close at hand and provides lovely walks, a children's play park and a cafe. The property is within walking distance of St Johns primary school and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

Tunbridge Wells town centre is within easy reach and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex 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, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description: An impressive and substantial property of over 2000 Sq.Ft. providing spacious accommodation across three floors benefiting from a wealth of period features throughout including high ceilings, period fireplaces, decorative cornicing, ceiling roses, and picture rails.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance porch with period tiling; a large entrance hall with adjacent understairs storage and exposed wood floorboards; a spacious formal living room featuring sash bay windows providing a good deal of natural light and a wood burner with attractive marble surround and mantelpiece as the rooms focal point; a well-proportioned second reception room with feature marble fireplace, exposed wood floorboards, and French doors providing access to the garden; a large kitchen/breakfast room featuring a wood burner and a wide range of Shaker style wall and base units, complementary wood work surfaces, attractive tile splashbacks, Butler sink with mixer tap over, free standing 5 ring range oven with stainless steel extractor, and integrated dishwasher; an adjacent lobby and downstairs w/c; and a light and airy garden room with attractive garden views to the rear.

On the first floor is a spacious landing with adjacent airing cupboard and three good-sized double bedrooms with the principal bedroom benefiting from sash bay windows providing a good deal of natural light and a large ensuite bathroom featuring a walk-in shower with both rain and separate shower attachments, low level w/c, pedestal wash basin, and attractive gloss wall tiling. Also located on this floor is a separate family bathroom featuring bath, low level w/c, Burlington wash basin, and attractive wall and floor tiles.

On the top floor is another landing and a further good-sized double bedroom with a bank of fitted wardrobes, and a large ensuite bathroom featuring a bath, separate walk-in shower with both rain and additional shower attachment, pedestal wash basin, low level w/c, stainless steel heated towel rail, and attractive gloss wall tiling.

To the front of the property is a driveway, and to the rear a good-sized secluded landscaped garden mainly laid to artificial lawn, which is bordered by mature plants and shrubs, to the side of the house is a large patio area with Pergola over, and additional patio area ideal for outdoor entertaining, and shed.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: D

Directions: TN1 2EH

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



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