



Withyham Road, Groombridge, Tunbridge Wells, Kent TN3 9QW

Guide Price £399,950 Freehold

When experience counts...

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Coming to the market with NO ONWARD CHAIN is this semi-detached three bedroom, two reception room Victorian house located in the heart of the popular village of Groombridge. The similar neighbouring houses have created off street parking in the front garden and there is gated side access to the long rear garden which adjoins farmland at the rear. The front porch leads you into a front reception room, with the kitchen located in the middle of the house and a further reception at the rear opens directly to a conservatory. The first floor has two/three bedrooms, plus an upstairs bathroom. The property is priced to allow for updating which is reflected in the asking price. This house is located within a few hundred yards of the village shops which include a post office, general store and bakery, together with the recreation ground and village hall. The house is also close to bus services (291) and the Drs' surgery. Foot and bridle paths, which access the neighbouring countryside, are readily accessible making this a desirable house for those enjoying rural pursuits.

- No Forward Chain
- Priced for Modernisation
- 2 Reception Rooms
- 2/3 Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Large Garden
- Side Access
- Potential for Parking
- Adjoins Farmland





LOCATION:


The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside. Groombridge Place Estate dates from the 13th Century with the current moated Manor House dating from the 1660s. As a village it provides day-to-day amenities with a well stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school, Ofsted rating 1 (Outstanding) and a large regularly used Village Institute which houses a daily pre-school. There is also a doctors' surgery, 3 places of worship and 2 public houses.

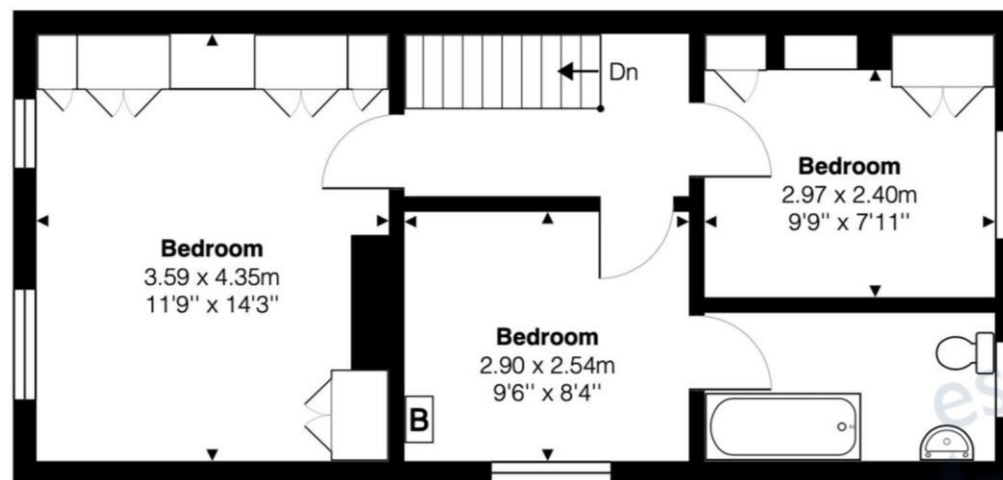
The towns of Tunbridge Wells and Crowborough are both equidistant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education. Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

Additional Information:
Council Tax Band: C

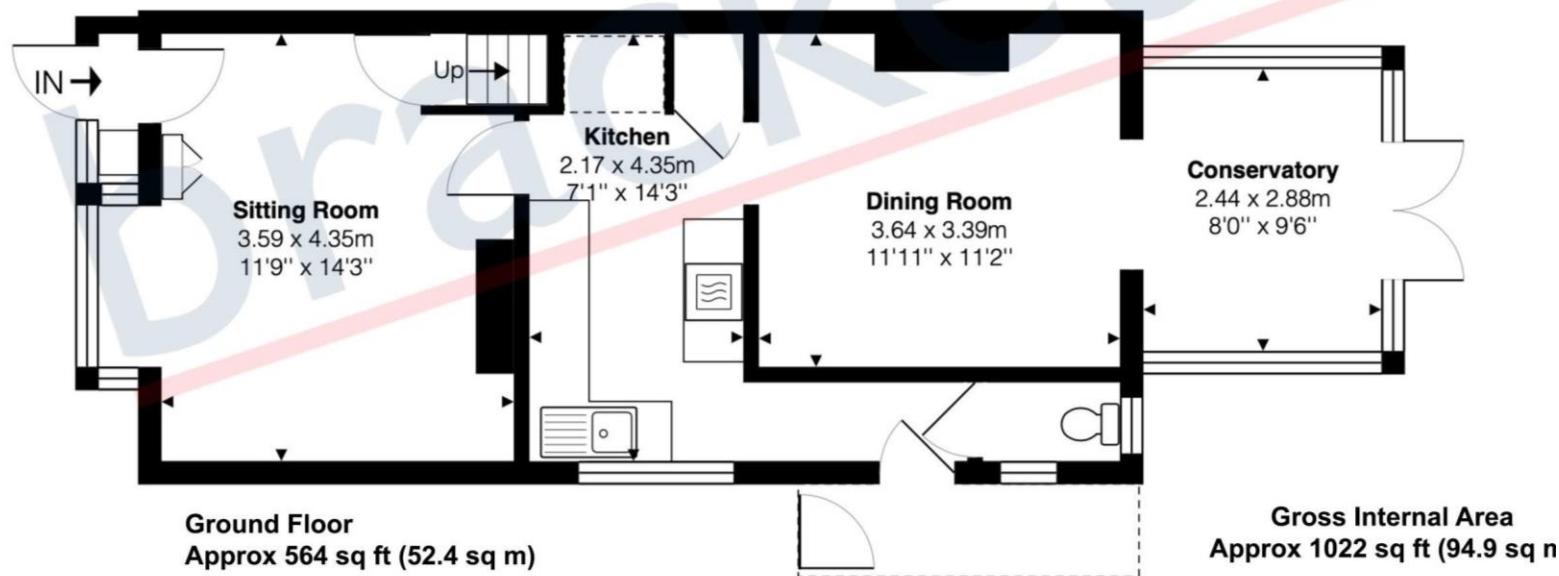


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		



First Floor
Approx 458 sq ft (42.5 sq m)



Ground Floor
Approx 564 sq ft (52.4 sq m)

Gross Internal Area
Approx 1022 sq ft (94.9 sq m)