



Upper Grosvenor Road, Tunbridge Wells, Kent, TN1 2EQ

Guide Price £695,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this detached property, ideally positioned in a prime and sought-after location in Tunbridge Wells. The property offers spacious and versatile accommodation that will appeal to a wide range of buyers. The ground floor comprises an entrance hallway, a generous sitting room, a separate dining room, a well-proportioned kitchen, bedroom 1, study, and a shower room. Upstairs, there are two double bedrooms and a further single bedroom, all with fitted storage cupboards, along with a family bathroom, separate WC, and access to the loft. Outside, the property enjoys a patio area leading onto a good-sized garden, predominantly laid to lawn with mature shrub borders. There is wide side access, front and rear entry to the detached garage, and a driveway providing parking for multiple vehicles. While the property would now benefit from a degree of refurbishment, it presents an excellent opportunity to create a wonderful home in a highly desirable area. Offered for sale with no forward chain.

- DETACHED FAMILY HOME
- FLEXIBLE LAYOUT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- GOOD SIZE PRIVATE REAR GARDEN
- DETACHED GARAGE AND DRIVEWAY
- NO FORWARD CHAIN





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Council tax band C

EPC rating C



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



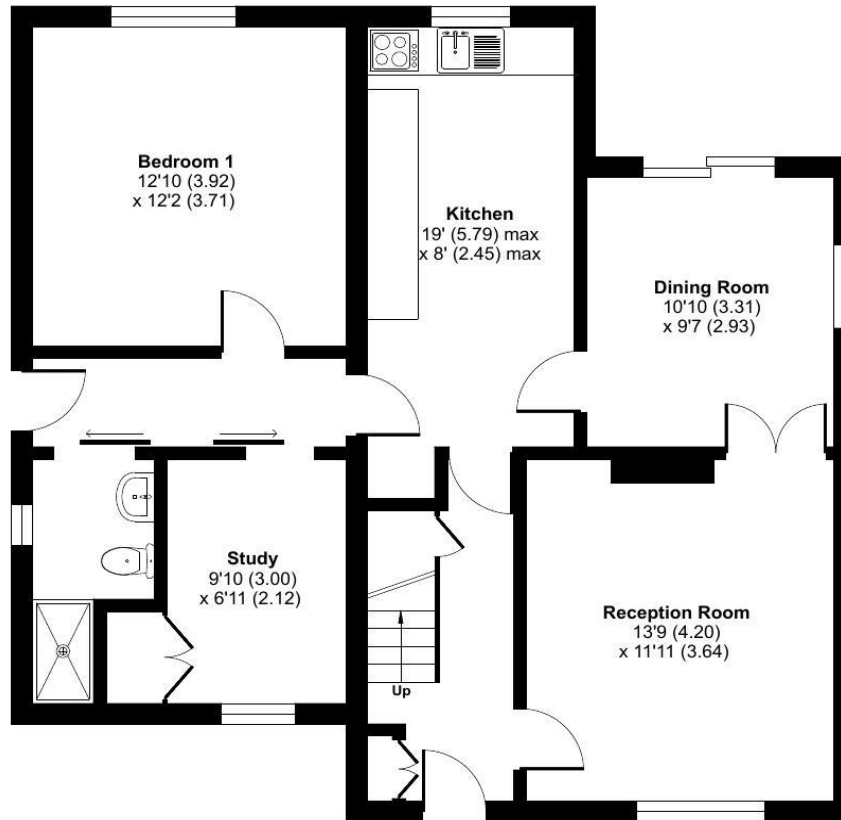
# Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 1315 sq ft / 122.1 sq m

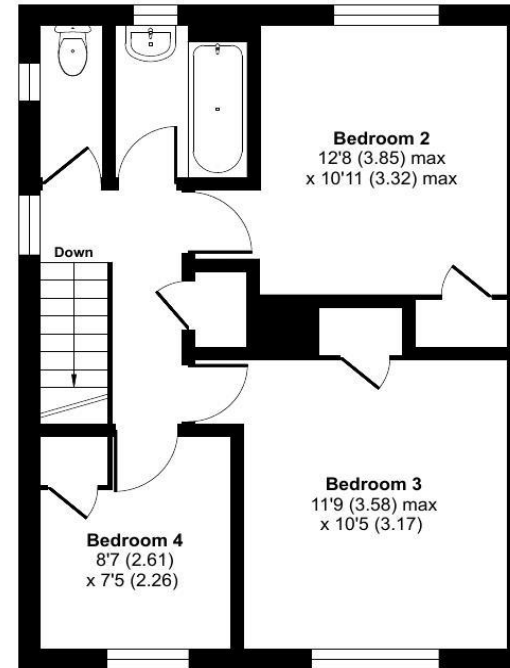
Garage = 138 sq ft / 12.8 sq m

Total = 1453 sq ft / 134.9 sq m

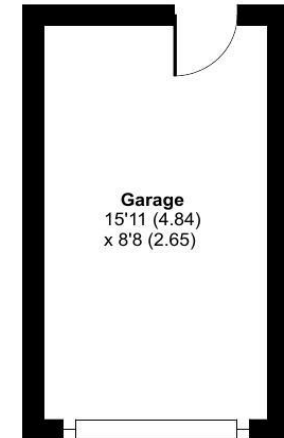
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Bracketts llp. REF: 1355397

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	