



8 Gromenfield, Groombridge – TN3 9RS
Tunbridge Wells

Guide Price **£575,000**

bracketts
est. 1828



8 Gromenfield

Groombridge, Tunbridge Wells

Located in the corner of a highly regarded cul de sac central to the village's amenities being within a quarter of a mile of the day to day shops in Station Road and a similar distance from the highly regarded St Thomas' Primary School. This extended Semi Detached House affords a large south/west facing rear garden, approximately 98' deep, the house is offered for sale free of any forward chain and has gas central heating and double glazing to accommodation arranged as follows.

Ground floor – entrance porch, hallway, through living room with wood burner, dining room, fitted kitchen with assorted base/wall units integrated hob and oven in housing unit, utility room and cloaks/wc. Upstairs the principle bedroom has fitted wardrobes and a ensuite shower/wc, there are three further bedrooms and a family bathroom with a white suite and tiled walls. Generous outside space with brick paviour offroad parking for several vehicles to the front, a spacious detached garage to the side and a large south-west facing rear garden generous patio area adjacent to the property, a raised deck and significant lawns.

Council Tax band: D

Tenure: Freehold





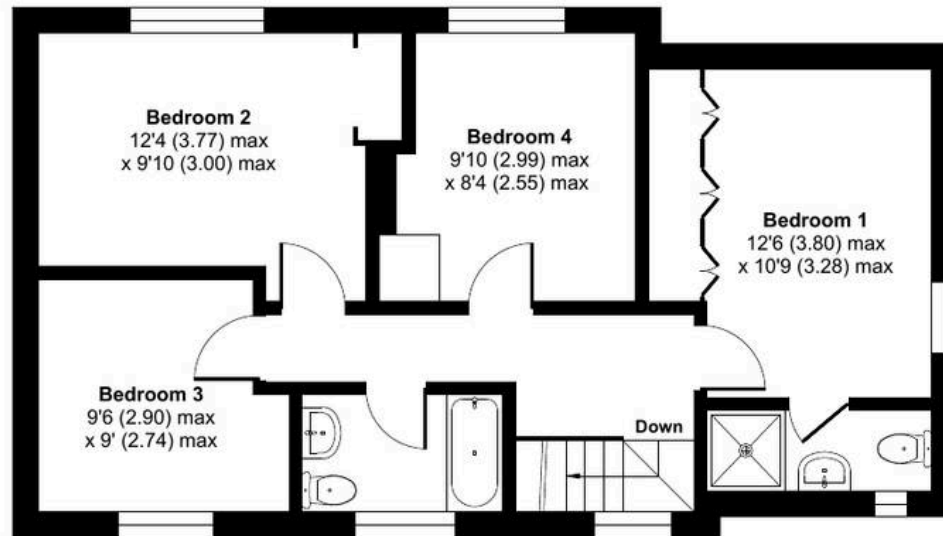
Gromenfield, Groombridge, Tunbridge Wells, TN3

Approximate Area = 1250 sq ft / 116.1 sq m

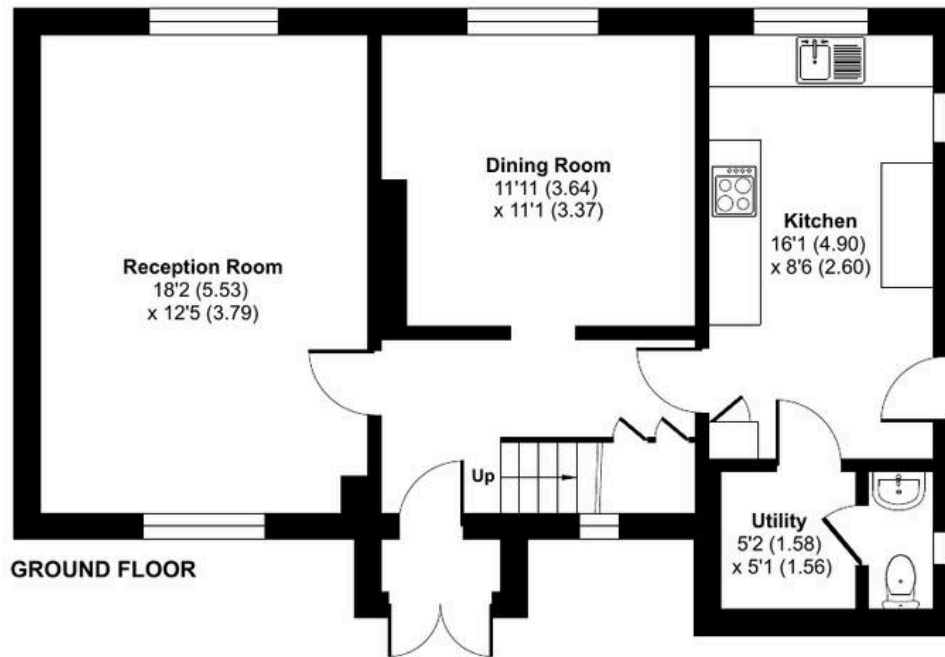
Garage = 242 sq ft / 22.4 sq m

Total = 1492 sq ft / 138.5 sq m

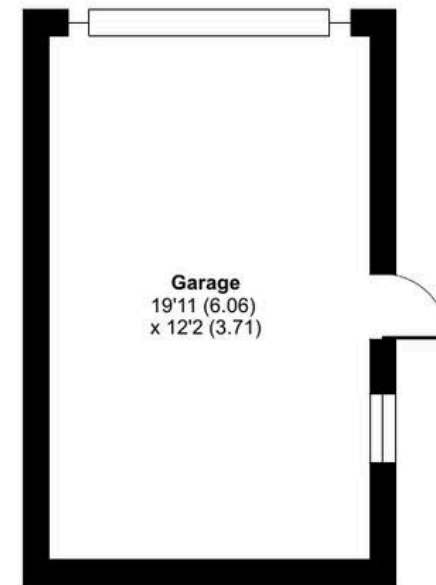
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

