



5 Lynwood, Groombridge – TN3 9LX
Tunbridge Wells

Guide Price **£1,150,000**

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est. 1828



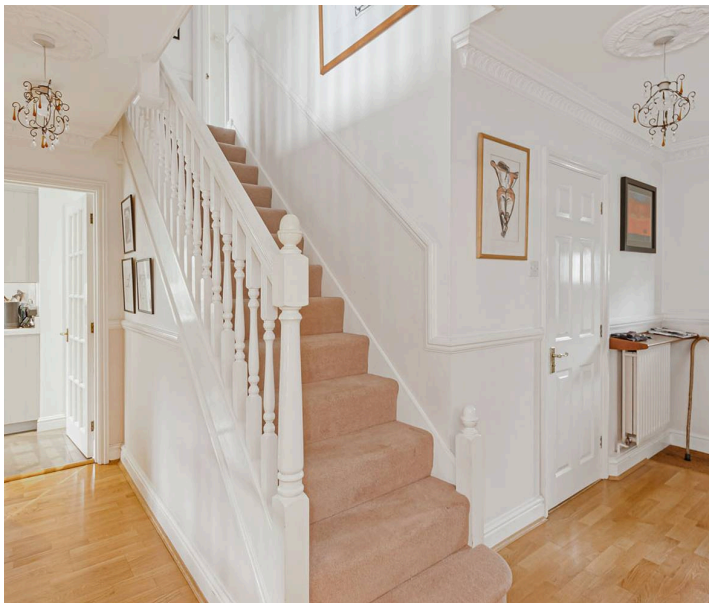
5 Lynwood

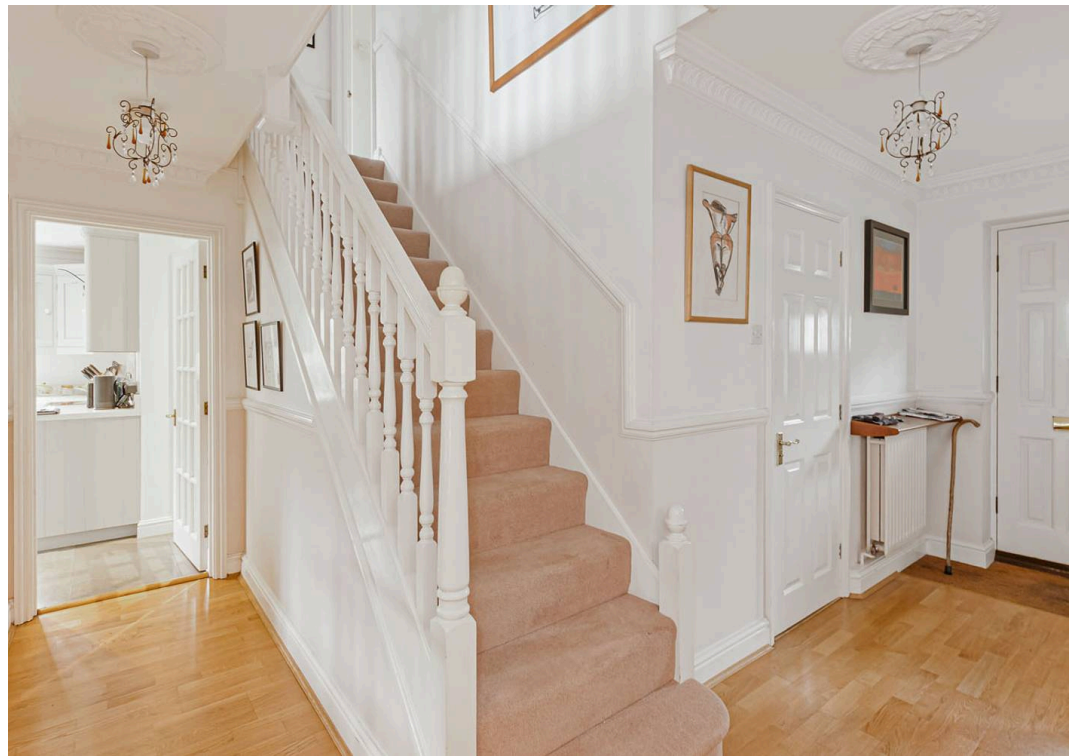
Groombridge, Tunbridge Wells

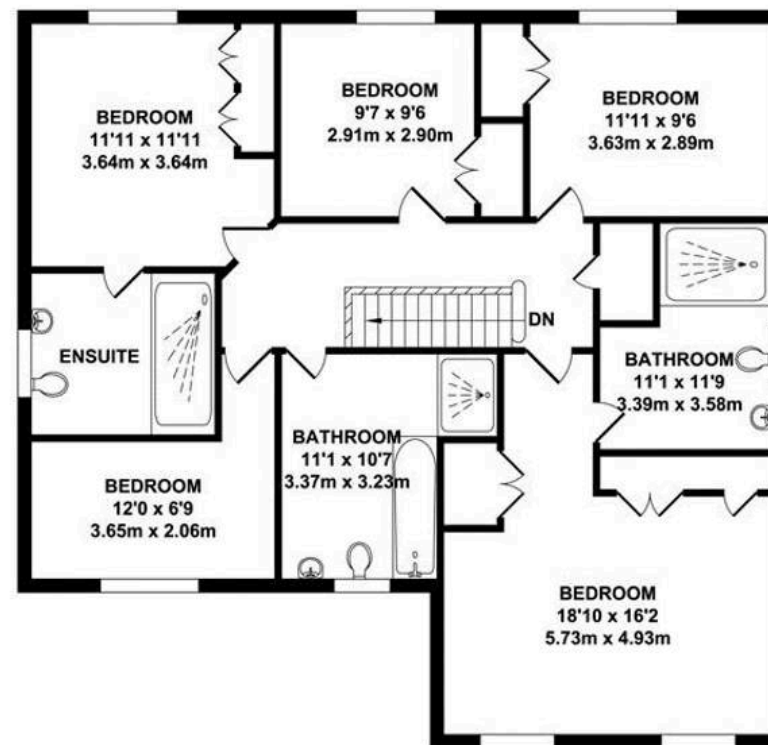
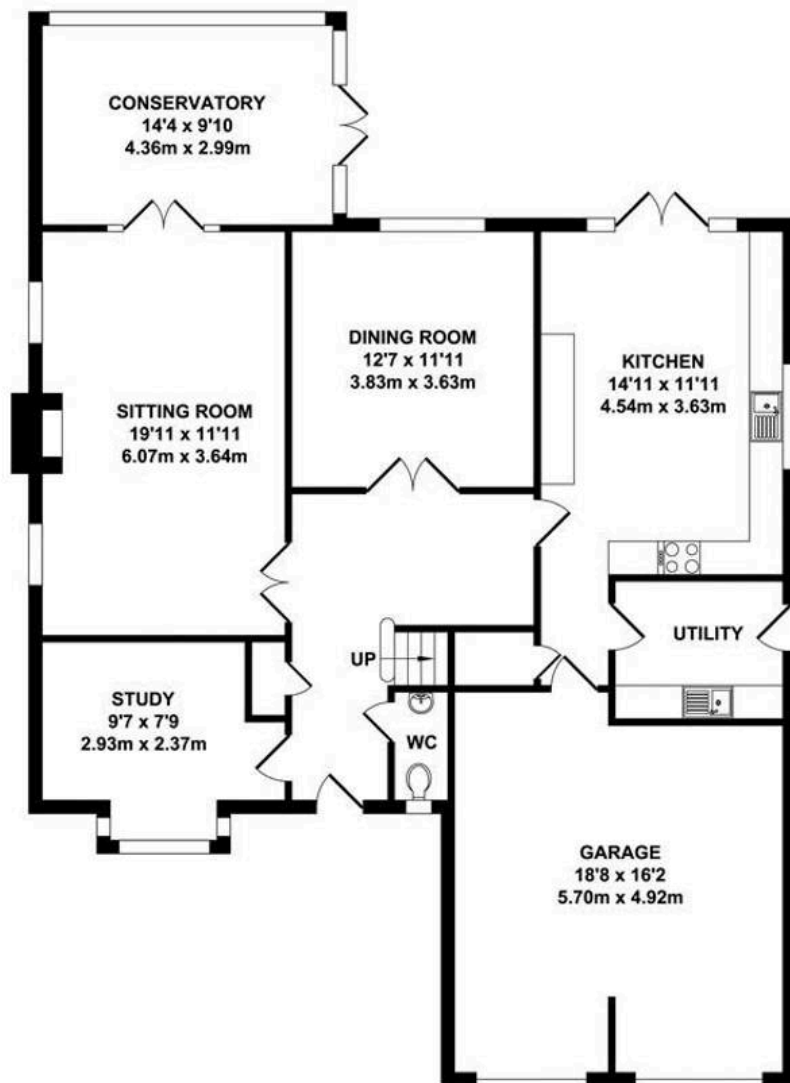
- 3 reception rooms
- 3 bathrooms
- Fitted kitchen with integrated appliances
- Integral double garage
- Five bedrooms
- 2,500 sq ft in total
- Generous conservatory
- No forward chain
- Favoured central location in the popular Groombridge village

Forming part of an exclusive cul de sac of just six properties originally constructed by Berkeley Homes, this generously proportioned detached house has a striking Tudor style gable to its front elevation and has been enhanced by the addition of a spacious conservatory to the rear.

The accommodation, which has gas central heating and double glazing comprises, to the ground floor, spacious hallway, cloakroom/WC, a study, sitting room minster-style fireplace with mantel and hearth, conservatory with a pitched glazed roof, underfloor heating and doors to garden, dining room, kitchen breakfast room with underfloor heating, hand painted wooden units, L-shaped suite of granite work service inset with sink and AEG induction hob, integrated appliances, double oven in housing unit with adjacent fridge freezer, pantry cupboard, twin aspects and double doors to rear garden, utility/laundry. Upstairs is a generous landing with hatch to loft and airing cupboard. The principal bedroom has fine views from the front elevation, assorted recess wardrobe cupboards







TOTAL APPROX. FLOOR AREA 2507 SQ.FT. (232.90 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.