



11 Meadow Road, Groombridge - TN3 9RG
Tunbridge Wells

Guide Price **£425,000**

bracketts
est. 1828



Bracketts are delighted to be bringing to the market this Edwardian semi-detached house located in a popular no-through road, central to the village of Groombridge where the day-to-day shopping facilities in Station Road are just a few hundred yards away, as is the highly regarded St Thomas's Primary School is a similar distance. The house has been extended to the rear and to the loft historically and now affords generous space ideal for families. Now requiring updating and modernisation throughout but with gas central heating to the majority of the house and double glazing to the rear windows. The accommodation is arranged as follows: Ground floor: hallway and staircase up, Sitting Room with fireplace, low level cupboards to both alcoves and shelving. Dining Room with window to side and under stair Cloakroom/W C. Kitchen with assorted base units, suspended eye level cupboards and a breakfast bar, a sink. Skylight, door to side and twin windows to the rear.

On the first floor Bedroom 2 window to front has a pleasant view towards the countryside and Groombridge Hill beyond. Bedroom 3 has a window to the rear and some under-stair storage. Spacious Bathroom, with bath, WC, washbasin plus a separate shower cubicle with a Triton mixer, airing cupboard, housing shelving and recently installed Worcester gas fired boiler.

The top floor creates the Principal Bedroom with assorted eaves storage and window to rear (no radiator).

Outside there is a small front garden, pathway to side and a pleasant south facing rear garden, well stocked but requiring cultivation

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





Meadow Road, Groombridge, Tunbridge Wells, TN3



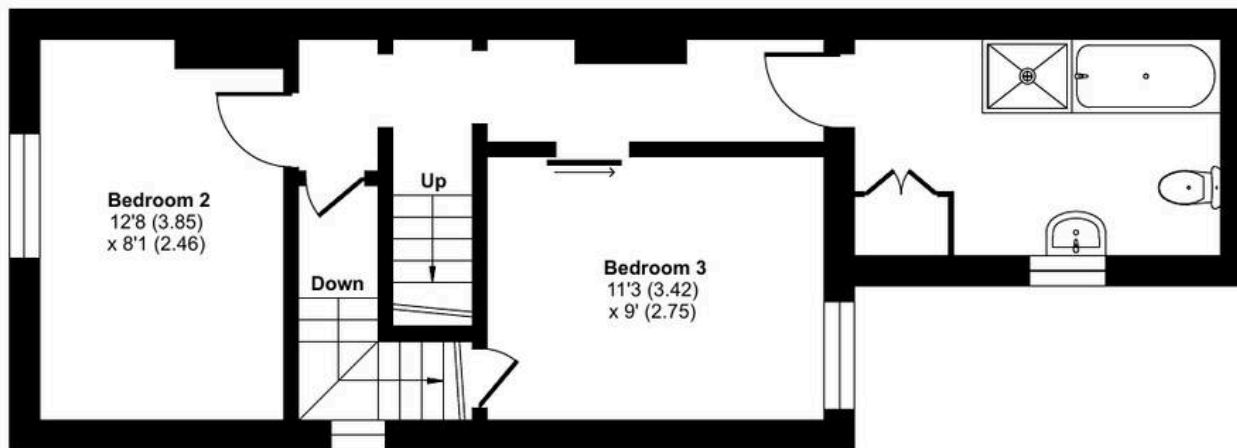
Denotes restricted head height

Approximate Area = 1091 sq ft / 101.3 sq m

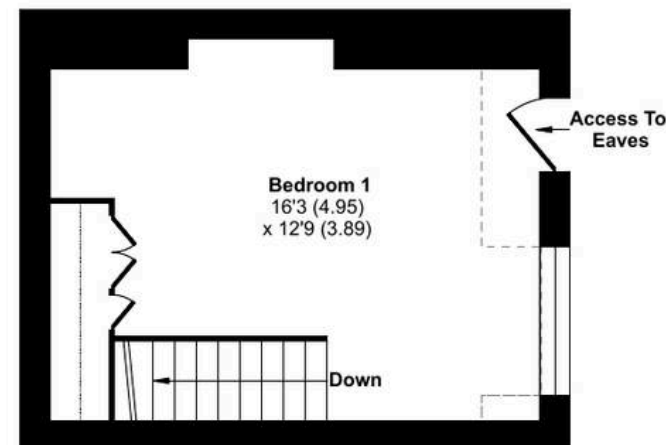
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1111 sq ft / 103.1 sq m

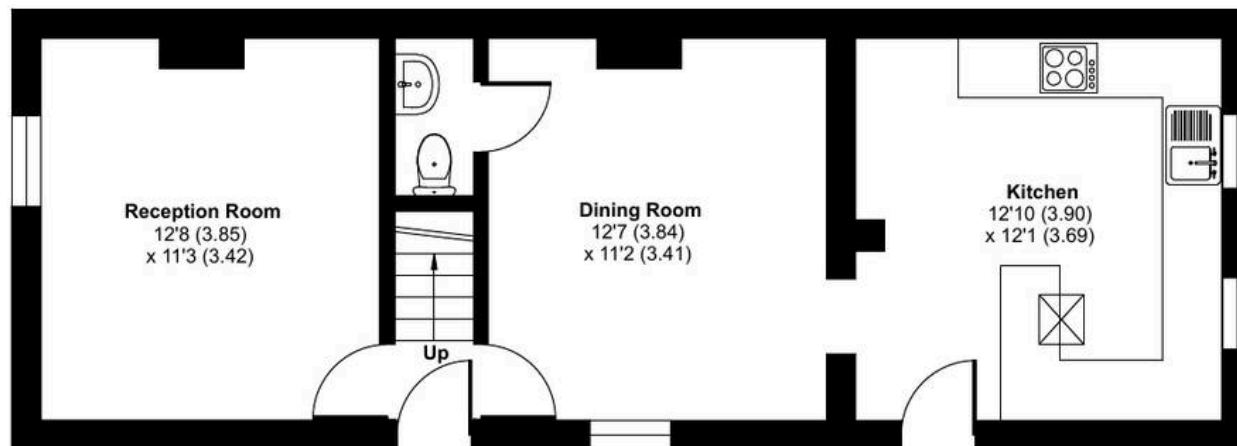
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR