



Station Road, Groombridge
Tunbridge Wells

Guide Price £425,000

bracketts
est. 1828



Box Cottage Station Road

Groombridge, Tunbridge Wells

Bracketts are delighted to be offering for sale a chain free opportunity to purchase a period character end of terrace cottage in a convenient central location close to the village's amenities. The house is set opposite fields and countryside and within 1/3 of a mile of the day-to-day amenities available within Station Road, which include a well-stocked general store, independent bakery, and post office. The highly regarded Groombridge St Thomas' Primary School is a similar distance.

The property has a host of character features, double glazing and gas central heating to accommodation comprising to the Ground Floor sitting room with wood-burner and stairs up, the kitchen breakfast room has two areas of shaker style fittings with timber worktops one with inset sink the other with integrated gas hob, electric oven beneath and extractor over - within the breakfast area there is a continuation of tiled flooring, a roof light and doors to the front and rear gardens. bathroom with a white suite and chrome fittings comprising a wet shower area, bath, washbasin, and WC., tiled floor/walls and heated towel rail

Outside - there is an off-road parking space to the front, steps up to a pretty garden with path to covered area with boot/log store, enclosed rear courtyard with a south-westerly aspect and pedestrian access to the rear that provides direct access to neighbouring foot and bridle paths.

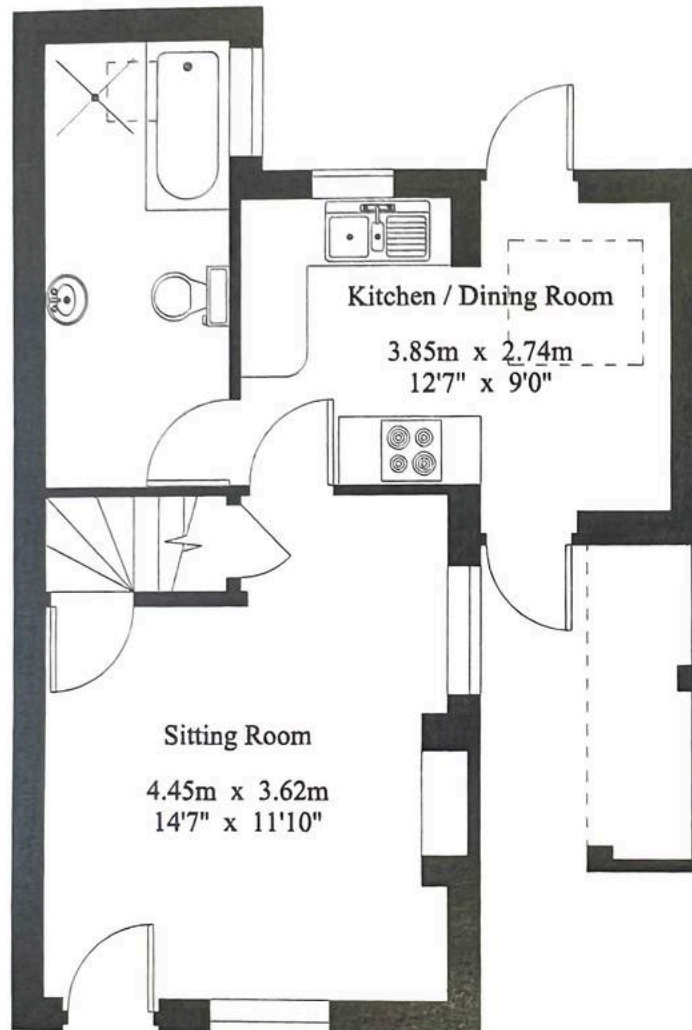
Council Tax band: D

Tenure: Freehold

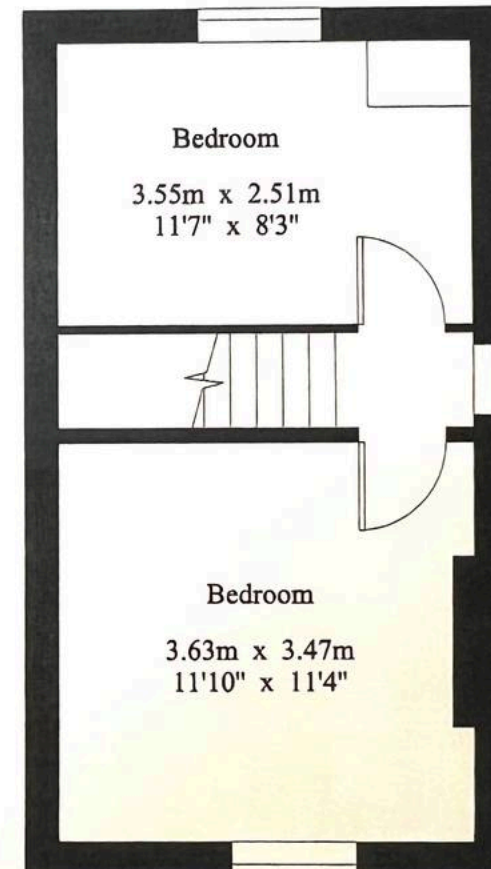




Gross Internal Area : 59.9 sq.m (644 sq.ft.)



Ground Floor



First Floor

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