



2 Manchester Villas Station Road, Groombridge – TN3 9RA
Tunbridge Wells

Guide Price £625,000

bracketts
est. 1828



2 Manchester Villas Station Road

Groombridge, Tunbridge Wells

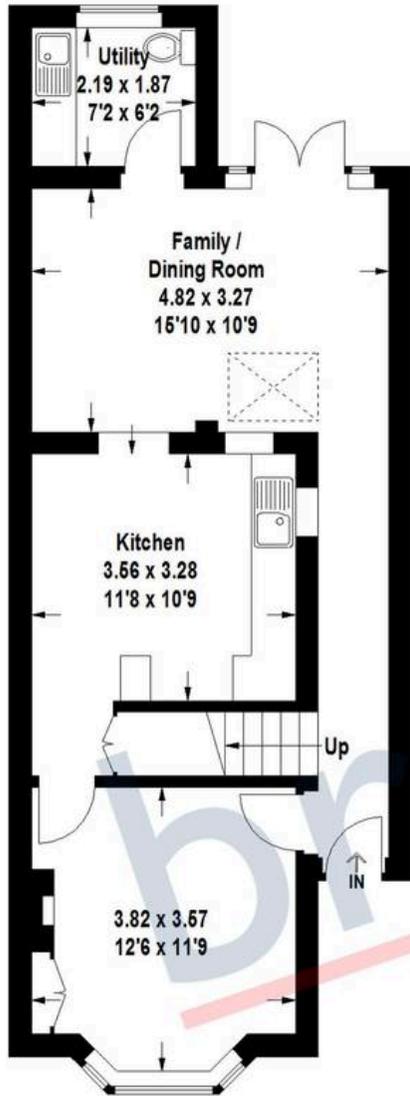
- Attractive late Victorian semi-detached home with bay-fronted façade
- Thoughtfully extended to create spacious family accommodation
- Beautifully presented throughout with character features and modern fittings
- Bay-fronted sitting room with wood burner and bespoke alcove shelving
- Stylish central kitchen with timber worktops, range cooker and high-gloss cabinetry
- Light-filled L-shaped family/dining room with skylight and double doors to garden
- Useful utility room/WC with sink and laundry plumbing
- Four well-proportioned bedrooms arranged over three floors
- Large family bathroom with curved bath and separate shower cubicle
- South-west facing rear garden with level lawn and substantial timber office/outbuilding



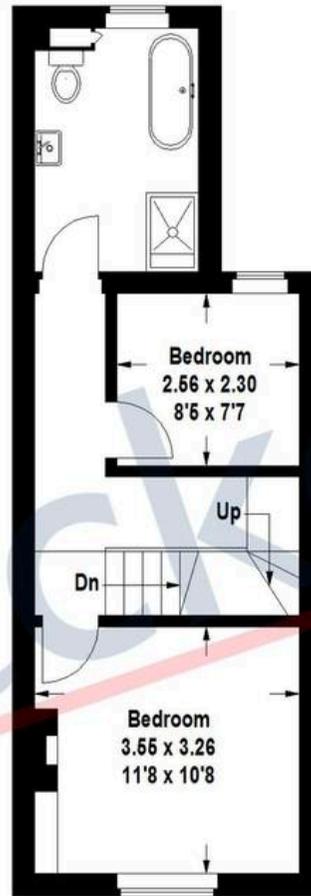
Price Range: £625,000 - £650,000 An attractive bay fronted late Victorian semi detached house, which has been thoughtfully and sympathetically extended in recent years, and now provides a spacious home full of character features blended with modern fittings. The house is considered to be attractively decorated with double glazing and gas central heating.

To the ground floor, Hallway, bay-fronted Sitting Room, with wood burner, book/display shelving to one alcove. The central Kitchen has an L-shaped sweep of timber work surfaces with a

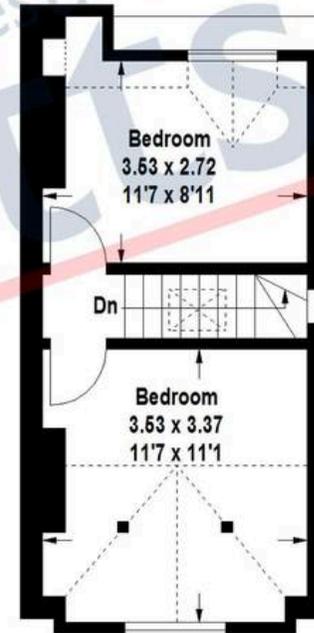




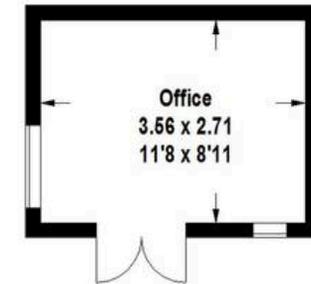
Ground Floor Approx Internal Floor Area 617 sq ft (57.3 sq m)



First Floor Approx Internal Floor Area 380 sq ft (35.3 sq m)



Second Floor Approx Internal Floor Area 289 sq ft (26.9 sq m)



Office Approx Internal Floor Area 103 sq ft (9.6 sq m)

2 Manchester Villas, Station Road, Groombridge

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

© Listed Building Surveys Ltd (ID210724)