



5 The Ridge Withyham Road, Groombridge – TN3 9QU
Tunbridge Wells

Offers Over £450,000
bracketts
est. 1828



5 The Ridge Withyham Road

Groombridge, Tunbridge Wells

- Semi rural edge of village location
- Extended three bedroomed home
- Bright open plan living space
- Kitchen area with modern fittings and central island
- Utility room with sink and door to rear garden
- Modern white bathroom with chrome fittings
- Wonderful countryside views to front and rear
- South facing rear garden
- Gas central heating and double glazing

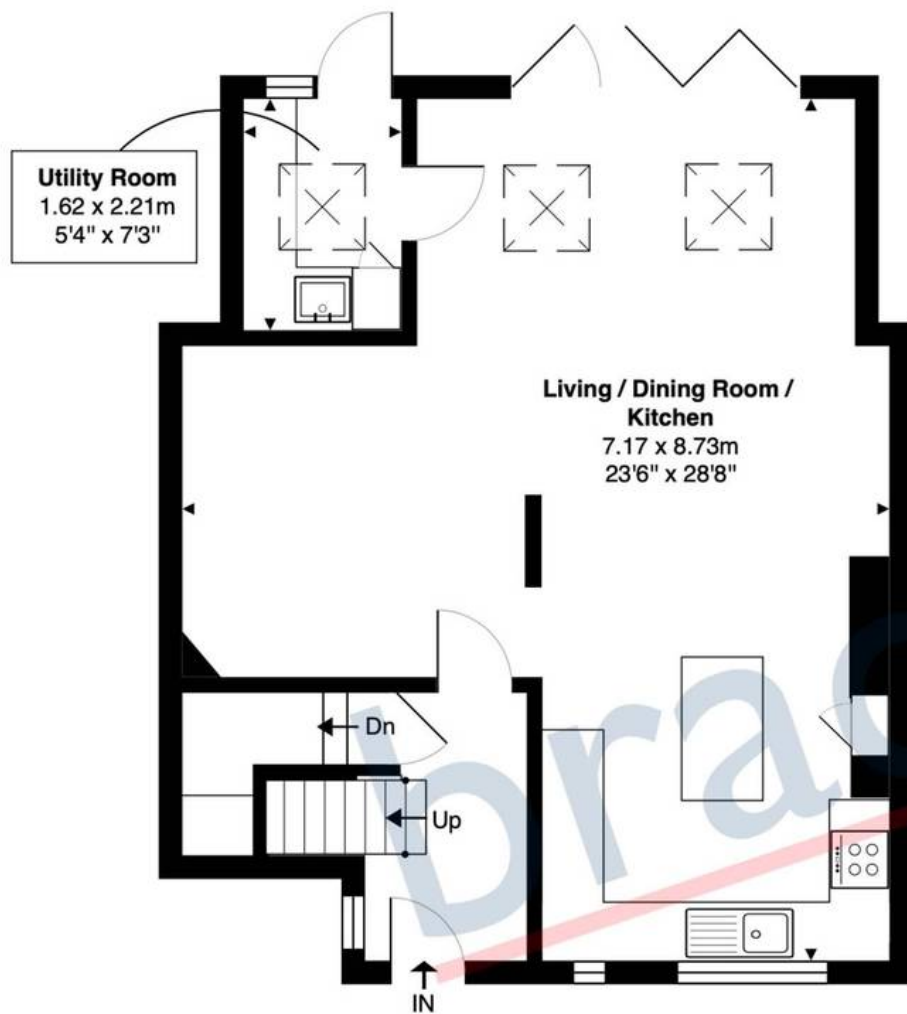
Set towards the rural fringes of the village, directly opposite open fields and countryside. The house is approximately three quarters of a mile from the highly regarded St Thomas's Primary School and a mile from the village centre.

Historically, the property has been extended and remodelled to create a bright and spacious open plan ground floor with engineered oak flooring. The accommodation comprises a healthily sized hallway with a deep downstairs store cupboard, a well-fitted kitchen area with integrated appliances and central island, dining area and living room with twin roof lanterns and bifold doors accessing the rear garden, there is in addition a utility room with a sink and a further door to the rear garden.

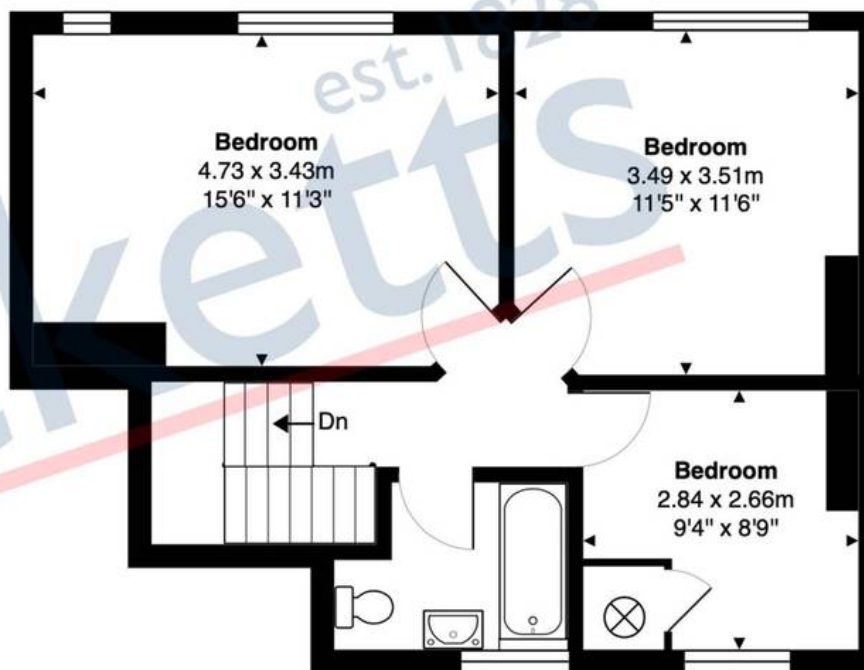
Upstairs, there are three good-sized bedrooms. The principal bedroom being a wide room with windows to the rear and exposed wood flooring. The second bedroom has painted floorboards, a window overlooking the rear garden and the trearons beyond, the third bedroom overlooks







Ground Floor
Approx Internal Area
626 sq ft (58.2 sq m)



First Floor
Approx Internal Area
504 sq ft (46.8 sq m)

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**Gross Internal Floor
Area Approx
1130 sq ft (105 sq m)**

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.

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