



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# 275 Upper Grosvenor Road

## Tunbridge Wells

Kings Estates are pleased to present this light and airy three-bedroom period home with loft space, off road parking and no chain, ideally located close to the station, park, local amenities and town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No onward chain
- Beautifully refurbished three-bedroom semi-detached period home
- Light and airy accommodation throughout
- Useful loft space with pull-down ladder and Velux windows
- Open plan sitting and dining room with bay window and shutters
- Shaker style kitchen with wooden worktops and garden access
- Landscaped rear garden with patio, lawn and raised decking
- Lean-to outbuilding with power, lighting and side access
- Off road parking via block paved driveway (rarely available in this location)
- 0.3 miles to station and close to park, shops and town centre





Kings Estates are pleased to present this magnificent three-bedroom semi-detached period home, complete with useful additional loft space, offering a seamless blend of character and contemporary living. Beautifully refurbished throughout, the property feels wonderfully light and airy from the moment you step inside, with bespoke finishes including plantation shutters, panelling and carefully considered design details creating a stylish yet welcoming home. Offered to the market with no onward chain, this is a rare opportunity to acquire a truly special property in a highly convenient location.

The ground floor offers superb open-plan living, with a charming sitting room featuring a bay window with plantation shutters flowing effortlessly into the dining area, where a sash window overlooks the garden. The kitchen is fitted in a timeless shaker style with wooden work surfaces, matching upstands and tiled splashbacks, with direct access out to the garden. Upstairs, there are three well-proportioned bedrooms, all filled with natural light, alongside a contemporary family bathroom. A pull-down ladder leads to the loft space, which provides excellent additional and versatile storage or hobby space, with dual aspect Velux windows and useful eaves storage.

Externally, the property enjoys a charming front garden and a beautifully arranged rear garden with a north-west aspect, perfect for enjoying the afternoon and evening sun. The garden features an Indian sandstone patio, a lawned area and a raised decked seating area to the rear. A lean-to outbuilding to the side provides useful storage or workshop space with power and lighting, as well as convenient side access. The block paved driveway offers off road parking for multiple vehicles. Ideally positioned just 0.3 miles from the mainline station, close to Grosvenor & Hilbert Park, local shops and amenities, and approximately 1 mile from the town centre, the property is perfectly placed for both convenience and lifestyle.

## THE LOCATION

This super house enjoys a highly convenient position on the north side of Royal Tunbridge Wells, placing it within easy reach of the town's most sought-after amenities. Just a short stroll from the property is Grosvenor & Hilbert Park, a beautiful 50-acre open space with woodland walks, play areas, a café, and recreational facilities—perfect for families, dog walkers, or those seeking a tranquil spot to unwind.

The home is ideally situated for commuters, with High Brooms mainline station less than a 10-minute walk away, offering regular and direct services to London Bridge (from around 40 minutes), London Charing Cross and Cannon Street. For drivers, the A21 is easily accessible, providing connections to the M25 and the wider motorway network.

Everyday amenities are close at hand, with a popular local café, bakery, and convenience store just around the corner. A wider range of shopping and dining options can be found in the Royal Victoria Place shopping centre and along the Calverley Road pedestrianised high street, both within easy walking distance. Tunbridge Wells also boasts a vibrant mix of independent shops, restaurants, and bars, particularly around Mount Pleasant, Camden Road, and the historic Pantiles.

For families, the area offers excellent educational opportunities. The property is well placed for a variety of highly regarded primary schools, including St John's CE Primary and St Augustine's Catholic Primary. It is also within easy reach of renowned grammar schools, including The Skinners' School, Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys, as well as a number of independent options.

**AGENT NOTE:** The property benefits from a useful loft space currently used as a home office or occasional guest area, offering flexible use and additional storage. This space cannot be classed as a bedroom. We are unable to confirm whether planning permission or building regulation approval was obtained for previous works, and purchasers are advised to make their own enquiries and seek guidance from their conveyancer.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

Loft Room = 16.1 sq m / 173 sq ft

Store = 7.8 sq m / 84 sq ft

Total = 103.5 sq m / 1114 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1309495)

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