



Highgrove, Tunbridge Wells, Kent

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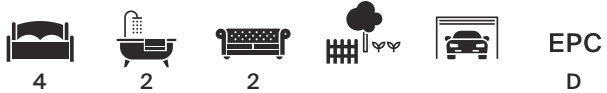
# 3 Highgrove, Tunbridge Wells, Kent

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A smart and executive style detached family home with huge potential to further enhance, offering well-proportioned accommodation arranged over two storeys, situated just 1.1 miles from the mainline station.

Tunbridge Wells Station 1.1 miles (London Bridge from 42 minutes), High Street 0.8 of a mile, Pantiles 0.8 of a mile, A21 (Pembury) 3 miles, M25 (J5) 17 miles.

(All times and distances are approximate)



**Local authority:** Tunbridge Wells Borough Council. Tel: 01892 526121.

**Council tax band:** G

**Services:** Mains water, electricity and drainage. Gas-fired central heating.

## The Property

The front door opens into a large entrance hall with a cloakroom and utility room located on the left-hand side. The dining room is situated to the rear of the property with high ceilings; steps lead down to the sitting room with sliding doors; leading out to the south facing garden with paved patio. The kitchen offers a range of fitted wall and base units with integrated Bosch appliances. On the first floor are four bedrooms (one currently used as a study) with a large family bathroom. The principal suite offers fitted wardrobes and an en suite bathroom. Outside, the property benefits from a private driveway with parking for multiple cars with a large double garage.

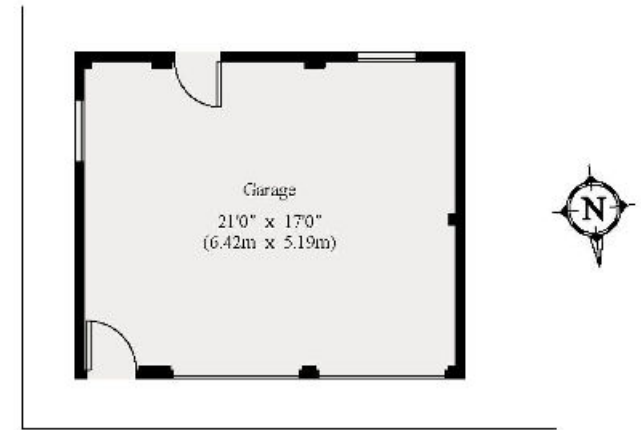
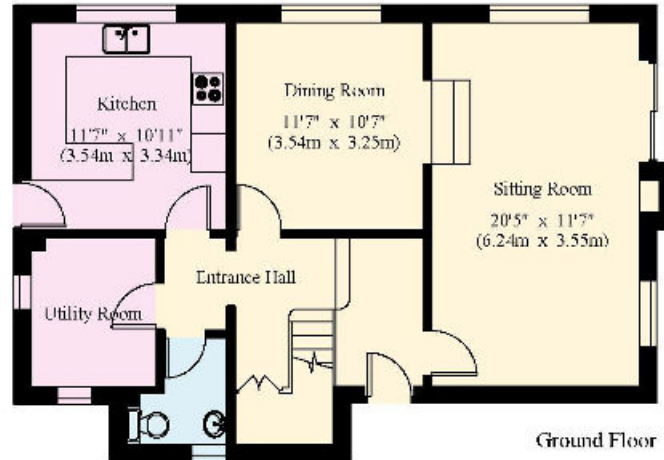
## Situation

The property is situated in the popular southern part of the town, just 1.1 miles from the mainline station. Tunbridge Wells town centre offers a range of shopping facilities in Royal Victoria Place, as well as numerous boutiques, jewellers and independent cafes and restaurants in the historic High Street and the famous Pantiles - both less than a mile away.

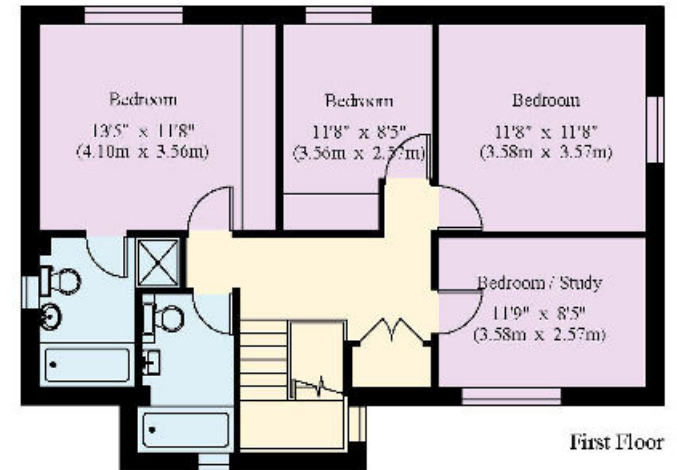


**Approximate Gross Internal Floor Area**  
**House: 138.9 sq m / 1495 sq ft**  
**Garage: 33.9 sq m / 364 sq ft**

**Directions (TN2 5NF):** From London Road (A26) take the first exit at the roundabout onto Frant Road (A267) and continue on this road for 0.6 miles. After a short while turn left into Birling Road and then turn left onto Highgrove where number 3 will be located on the right-hand side.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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 Particulars dated November 2023. Photographs and videos dated November 2023. Our ref: ROD/1:1139270.  
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