



KINGS ESTATES
PROFESSIONALS IN PROPERTY



221 Greggs Wood Road

Tunbridge Wells

Kings Estates are pleased to present this well-presented three-bedroom semi-detached home with open-plan living, parking, a garage and a generous south-facing garden near High Brooms station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well-presented three-bedroom semi-detached home
- Approximately half a mile from High Brooms mainline station with train services into London
- Bright sitting room with a log burner
- Spacious open-plan kitchen and dining room
- Modern shaker-style kitchen
- Contemporary family bathroom
- Good-sized south-facing rear garden
- Private driveway and garage with utility space
- The property also offers exciting potential for extension (subject to obtaining the necessary planning permission and consents)
- Solar panels





Kings Estates are pleased to present this well-presented three-bedroom semi-detached home, combining comfortable family accommodation with a generous south-facing garden, off-road parking and a garage. Ideally positioned approximately half a mile from High Brooms mainline station, the property is particularly well placed for commuters, with direct train services into London.

The accommodation begins with an entrance porch leading into the hall, where stairs rise to the first floor and an understairs cupboard provides useful storage. A bright sitting room features a large window and characterful log burner, while its partly open-plan arrangement creates a natural connection with the spacious kitchen/dining room. This welcoming social space opens directly onto the garden through sliding doors and is fitted with a Shaker-style kitchen, pantry cupboard and a range of integrated appliances, including a fridge/freezer, dishwasher and microwave.

Upstairs, there are two generously sized double bedrooms, a versatile third bedroom suitable for a child's room, nursery or home office, and a stylish family bathroom featuring a bath with drench-head shower and hand attachment, fitted storage, contemporary tiling and a chrome heated towel rail.

A covered side lobby provides convenient access between the front of the property, garden, kitchen and garage. The good-sized garage is currently arranged with storage to the front and a practical utility area to the rear, with an additional door opening into the garden. Outside, the generous south-facing rear garden is mainly laid to lawn and includes a useful storage shed, providing an excellent setting for children, entertaining and enjoying the sun throughout the day. To the front, a private driveway provides off-road parking.

OTHER INFORMATION

COUNCIL TAX BAND – D (Tunbridge Wells Borough Council)

TENURE – Freehold

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

HIGH BROOMS

High Brooms railway station is within walking distance of the property (approximately 0.5 miles distant) and offers a regular service to all the London mainline stations in under the hour. It is close to several beautiful parks including the well known Dunorlan Park which offers acres of beautiful, landscaped gardens set amidst a large boating lake, ideal for families all through the year. High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Schools: Highly regarded and sought-after girls and boys grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are spoilt for choice.

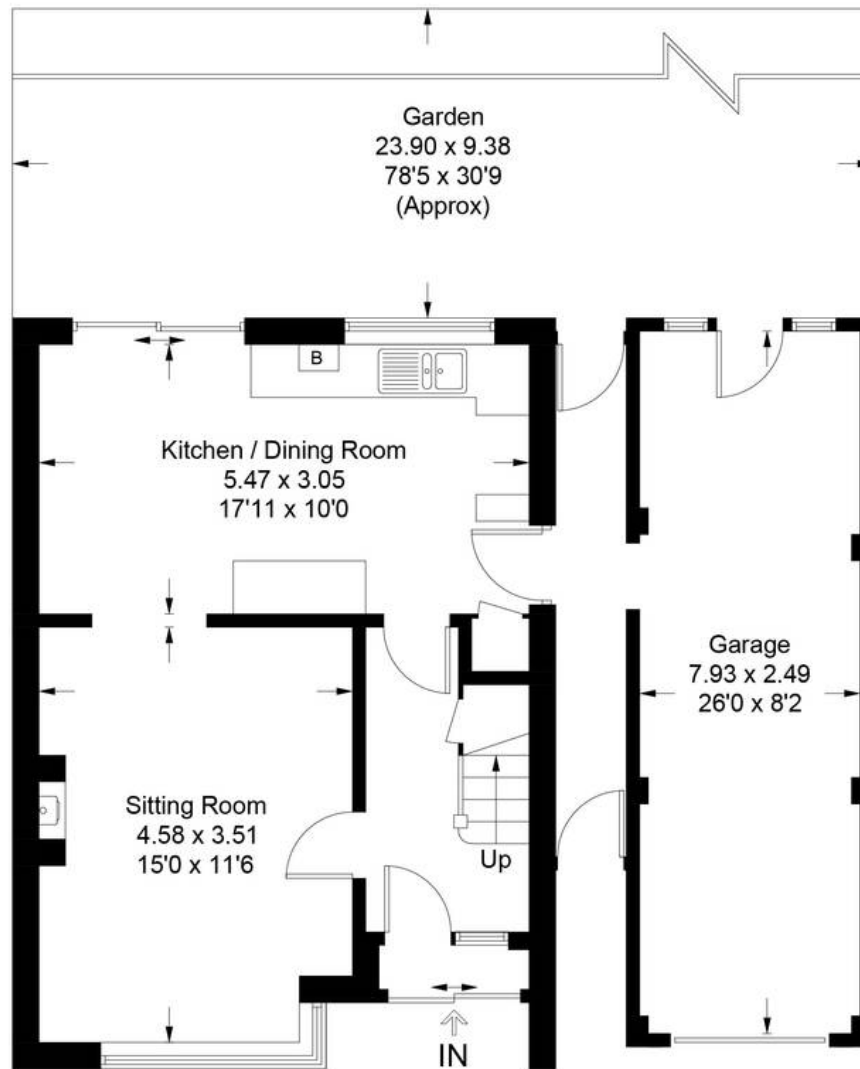
Amenities: High Brooms is located nearby to a number of local shops and also close to North Farm Retail Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops. Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Such as Dunorlan and Grosvenor and Hilbert Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

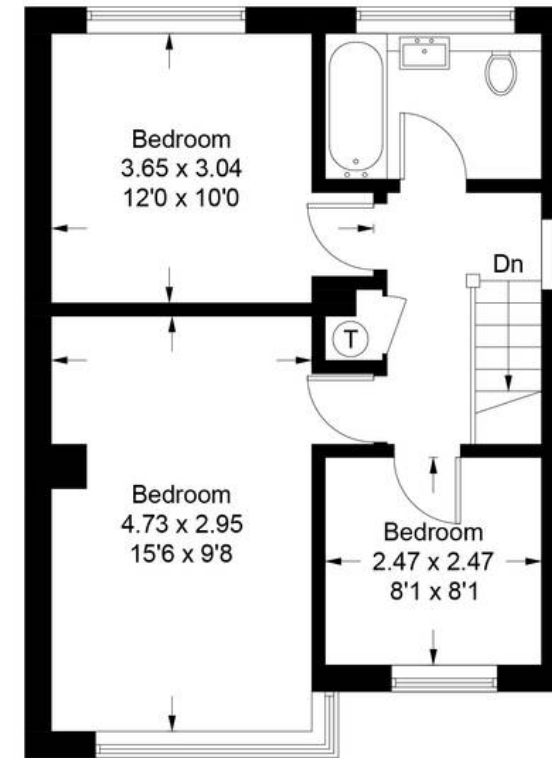
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



Approximate Gross Internal Area = 84.5 sq m / 909 sq ft
Garage = 19.9 sq m / 214 sq ft
Total = 104.4 sq m / 1123 sq ft



Ground Floor



First Floor

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. (ID1331900)

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Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/



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