



13 Forest Way, Tunbridge Wells, Kent, TN2 5HB

Offers Over £660,000

When experience counts...

est. 1828  
**bracketts**

A four bedroom detached, split level house with views over countryside, situated on the favoured south side of Tunbridge Wells, offering an exciting opportunity for those seeking a great family home with further potential to expand and upgrade, close to St Peters Primary School, the popular Hawkenbury Recreation Ground, and a 20-25 minute walk to the town and station. For sale with no chain, and owned since new the house is on the market for the first time. With an attractive split level layout sitting in an elevated position with views across countryside from the sitting room through a large window, the fitted kitchen and dining room are on a raised level, the dining room has sliding patio doors and parquet flooring a door links to the garden, there is also access from the kitchen. We believe some of the rooms have parquet flooring on the ground floor but are currently carpeted. There is a downstairs bathroom and utility room which leads to the garden, the main bedroom has an en suite and lovely views to the front of the property. The house offers light and bright rooms due to the large windows and a great layout which gives flexibility in how the rooms can be configured. A staircase takes you to the two double upstairs bedrooms. Outside, the property has an attractive mature front garden featuring an area of lawn, mature shrubs and planting and a driveway with generous parking (offering potential to widen to provide more parking). The rear garden is partly laid to lawn with flower beds with mature shrubs and flowering plants and a greenhouse for keen gardeners. At the top of the garden there is a raised sitting area ideal for entertaining which takes full advantage of the views beyond.

- A Detached 4 Bedroom House in a Popular Area
- Situated Close to St Peters School and Attractive Countryside
- One Owner Since Built
- Split Level Flexible Accommodation
- Sitting Room with Far Reaching Views
- 4 Bedrooms, 2 Downstairs and 2 Upstairs
- Fitted Kitchen with access to the garden
- Utility Room
- Front and Rear Attractive Garden
- Driveway and Garage





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### Additional Information:

Council Tax Band: F

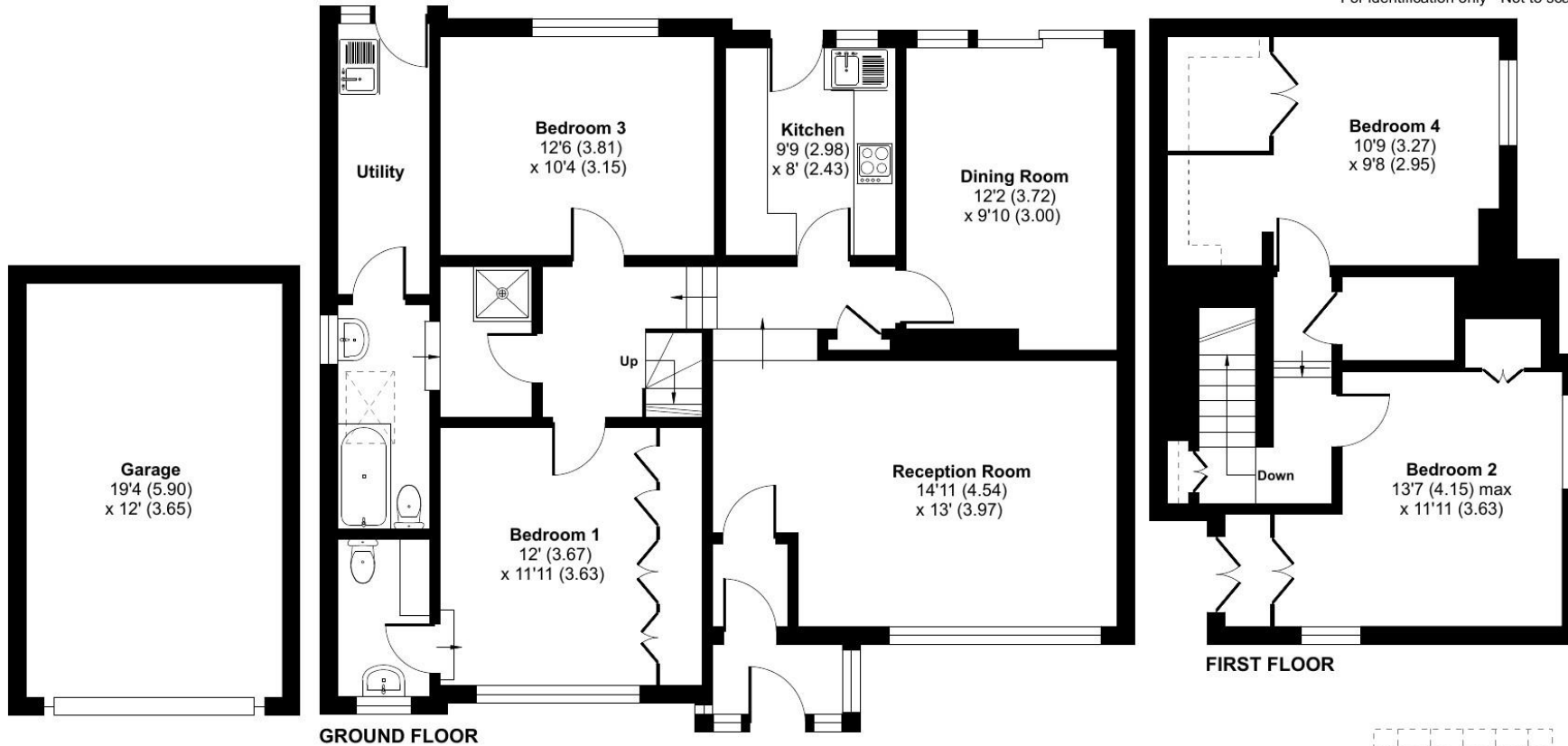


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# Forest Way, Tunbridge Wells, TN2

Approximate Area = 1486 sq ft / 138 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 1759 sq ft / 163.3 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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