



# Lambert & Foster



## 3 Furnace Avenue

LAMBERHURST | KENT | TN3 8LB

*A three-bedroom semi-detached home located on a quiet no-through road in the popular village of Lamberhurst. The property benefits from off-street parking and a large private garden and has potential to extend (STPP) making it the ideal property for someone looking to put their own stamp on their new home.*

Asking Price £425,000

FREEHOLD



## 3 Furnace Avenue

LAMBERHURST | KENT | TN3 8LB

Lambert & Foster are delighted to bring to market this wonderful three-bedroom semi-detached home located on a quiet no-through road in a semi-rural position on the outskirts of the popular village of Lamberhurst. The property benefits from approximately 1046 sq. ft. (97.1 sq. m.) of internal living space set over two floors. The ground floor includes an entrance porch, sitting room, dining room, kitchen, and cloak room. Upstairs you find three bedrooms, two of which have built-in wardrobes, and a family bathroom.

The property has fantastic potential to extend (subject to the necessary permissions) and would be an ideal purchase for someone looking to put their own stamp on a property.

Outside, the property is accessed via a private drive with off-street parking for two cars. To the rear is an exceptionally large garden mainly laid to lawn, with a variety of mature trees and shrubs and several outbuildings.

The property is situated in a semi-rural position on a no-through road in the pretty village of Lamberhurst. The village offers a good range of shops and services for everyday needs, including a general store, church, primary school and golf course.

The nearby mainline railway stations of Frant and Wadhurst offer direct links to London while the regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities, including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres. The beautiful surrounding countryside includes some excellent walks, local places of interest and public houses.



- Total floor area approximately 1046 sq. ft. (97.1 sq. m.)
- Semi-detached
- Potential to extend (STPP)
- Large garden
- Outbuildings
- Off-street parking
- Private driveway
- Three bedrooms
- Built-in wardrobes
- Quiet residential no-through road
- Double glazing throughout
- Wonderful view across surrounding countryside

## DIRECTIONS

Furnace Avenue is located off Furnace Lane on the southern end of the village of Lamberhurst.

## GENERAL

**Tenure:** Freehold

**Services:** Oil heating, mains water, electricity and drainage connected but not tested

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band C **EPC:** D (57)

## VIEWING

By appointment only.

**Wadhurst Office:** 01435 873999.

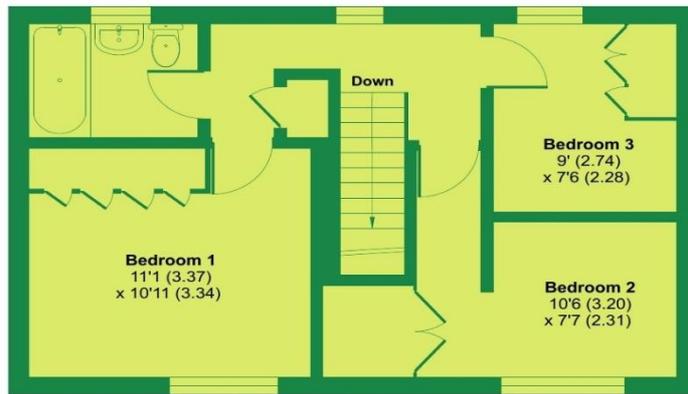
## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

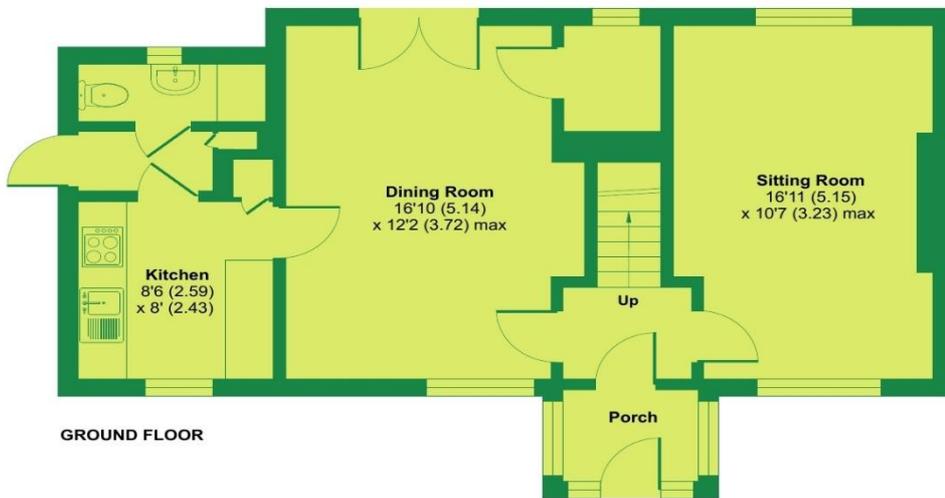
### Furnace Avenue, Lamberhurst, Tunbridge Wells, TN3

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1120571

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

### OFFICES LOCATED AT:

#### PADDOCK WOOD, KENT

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

#### CRANBROOK, KENT

Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

#### HYTHE, KENT

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

#### WADHURST, SUSSEX

Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.