



Lambert & Foster



1 FURNACE AVENUE

LAMBERHURST | TN3 8LB

A wonderful opportunity to purchase a bright and spacious four/five-bedroom semi-detached family home on a sought-after corner plot in a quiet residential road in this popular village. The property benefits from a modern wrap-around two storey extension and approximately 1,954 ft² (181.5 m²) of internal living space set over two floors. The property also features ample off-street parking, superb views across the surrounding countryside and a large garden.

Asking Price £700,000

FREEHOLD



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Lambert & Foster are delighted to bring to market this bright and spacious family home. The property has been extended by the current owners and includes on the ground floor a large open-plan kitchen/dining room, utility room, cloak room, sitting room and playroom/bedroom. Upstairs you will find four further bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room. There is also a family bathroom.

The kitchen is a wonderful modern space with a large kitchen island with an integrated electric hob, wall mounted ovens and bespoke wall and floor cabinets. The adjacent dining area has ample room for a large family dining table and French doors leading directly to the garden. Outside, the house is approached by a private drive with ample parking for several cars. The garden is a wonderful feature and offers a private spacious area in which to relax and enjoy and benefits from a large shed.

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 1,954 ft² (181.5 m²)
- Built in wardrobes and en-suite shower room in principal bedroom
- Utility room
- Large open-plan kitchen/dining room
- Corner plot with large garden
- Private drive
- Quiet residential no through road
- Ample off-street parking
- 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

Council tax: Band C **EPC:** C (69)

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 8LB

Approximate Area = 1954 sq ft / 181.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Lambert and Foster Ltd. REF: 1119591

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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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
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Wadhurst, East Sussex
TN5 6AA

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