



125

— YEARS OF —

**Lambert
& Foster**



1 FURNACE AVENUE
LAMBERHURST, KENT, TN3 8LB



**Lambert
& Foster**

FRANT STATION 4 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES

1 FURNACE AVENUE, LAMBERHURST, KENT, TN3 8LB

A bright and spacious four/five-bedroom semi-detached family home on a sought-after corner plot in a quiet residential road in the popular village of Lamberhurst. The property benefits from a modern wrap-around two-storey extension, ample off-street parking, superb views across the surrounding countryside and a large garden.

ASKING PRICE £695,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this bright and spacious four/five-bedroom semi-detached family home on a sought-after corner plot in a quiet residential road in the popular village of Lamberhurst. The property benefits from a modern wrap-around double storey extension, ample off-street parking, superb views across the surrounding countryside and a large garden.

This chain free 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 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. The property also benefits from an integrated sound system with speakers in multiple rooms and a newly installed EV car charger in the drive.

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.



DESCRIPTION CONTINUED

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 station of Frant offers 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.

- Four bedrooms
- Ensuite shower room
- Chain free
- Private parking
- EV car charger
- Modern kitchen





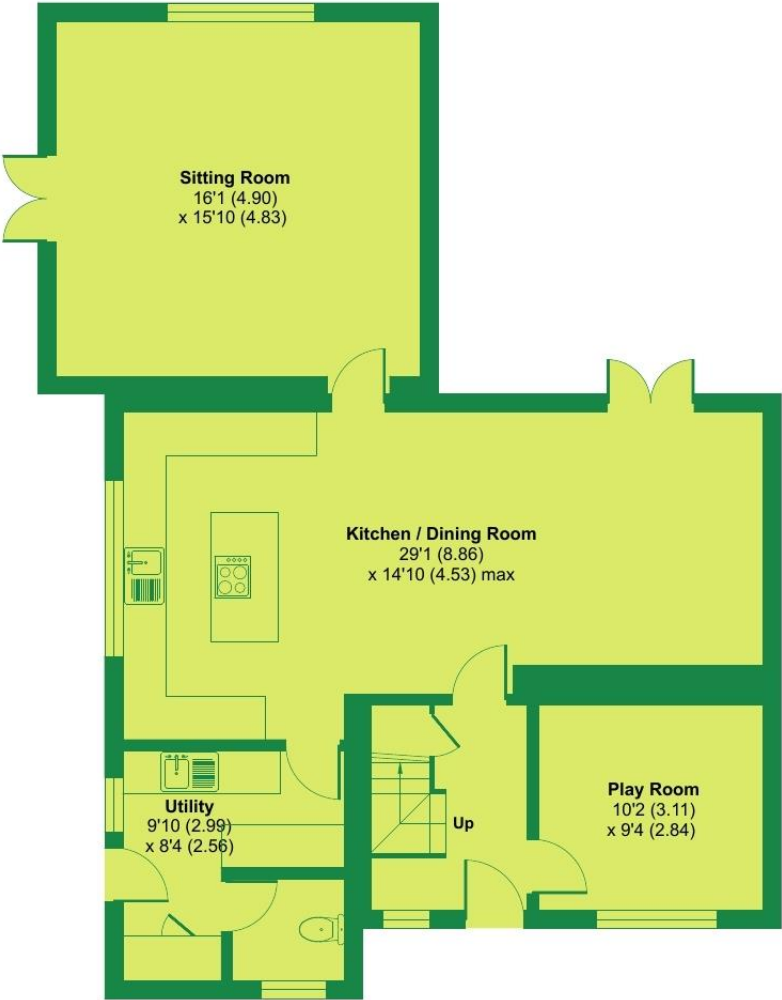
FLOORPLANS

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 = 1954 sq ft / 181.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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



VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///HUTS.JETTED.IMPRESSED

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: C **EPC:** C (69)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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