



FOREST ROAD

TUNBRIDGE WELLS - GUIDE PRICE £595,000 - £625,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

13 Forest Road

Tunbridge Wells, TN2 4TT

**Entrance Porch - Entrance Hall With Stairs To First Floor -
Kitchen - Sitting/Dining Room With French Doors To
Garden - Study - Utility Room - Cloakroom - Landing -
Three Bedrooms - Bathroom - Front Garden With
Driveway Providing Off Road Parking - Large Southerly
Facing Rear Garden**

Situated in a prime location in the Hawkenbury area of town this lovingly maintained home has been in the current family for nearly 40 years. Now looking for a new family to enjoy the many advantages it has to offer including an extended sitting/ dining room with beautiful views over the extensive gardens. There is a modern kitchen to the front of the property and the current owners, along with extending the sitting room have created a study, cloakroom and utility room to the ground floor as well as front porch.

Upstairs there are three bedrooms which are all of a good size with the main bedroom having the benefit of built in wardrobes and dressing table. There is a family bathroom also on the first floor.

Outside the real selling feature is the large garden which is unusual for this part of town and measures some 120' long (TBC) and comprises level lawn, patio areas, mature apple trees and raised vegetable beds. There is a greenhouse, and sheds so is absolutely ideal for those green fingered people. To the front there is a driveway to provide parking for two cars. We have no hesitation in recommending an early viewing to fully appreciate the full potential of this lovely home.

ENTRANCE PORCH:

Double glazed frosted door into porch with double glazed window to side. Frosted double glazed door into entrance hall.

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, laminate flooring, radiator.



KITCHEN:

Range of floor and wall cupboards and drawers with contrasting work surface and tiled splashback. Double eye-level oven, gas hob with extractor hood above. One and a half bowl sink unit and drainer with mixer tap. Space and plumbing for washing machine. Laminate flooring, airing cupboard housing hot water tank. Double glazed window to front.

SITTING/DINING ROOM:

A spacious room with three radiators, feature fireplace with electric flame effect log burner. Double glazed French doors with two double glazed windows. Frosted door leading to:

STUDY:

Double glazed window to front, radiator.

UTILITY ROOM:

Double glazed door and window to side. Space for tumble dryer and space for fridge/freezer, wall mounted boiler.

CLOAKROOM:

Wall mounted wash hand basin, WC with macerator, electric heater, wooden flooring. Frosted double glazed window to rear.

LANDING:

Large loft hatch.

BEDROOM:

Double glazed window to rear, radiator.

BEDROOM:

Double glazed window to rear, built-in wardrobes with mirror sliding doors and built-in dressing table, radiator.

BEDROOM:

Double glazed window to front, radiator.

BATHROOM:

Panel enclosed bath with hot and cold taps and Triton electric shower over bath, pedestal wash hand basin, WC. Heated towel rail, tiled splashbacks, extractor. Frosted double glazed window to front.

OUTSIDE FRONT:

Front garden and driveway providing off road parking.



OUTSIDE REAR:

With a southerly aspect and being an unusually long garden for this area, comprising of patio, lawn, flower beds and borders, mature trees, shrubs, vegetable patch with mature fruit trees. Two sheds, greenhouse.

SITUATION:

The property is located on the highly desirable southern side of Royal Tunbridge Wells and is approximately 1.1 mile from the main line station providing services into London with approximately 48 minutes travel time. The main town centre offers a wide variety of shops, restaurants and bars whilst the historic Pantiles famous for its pavement cafes and bars is host to a number of activities including the farmers market and jazz evenings. Other recreational facilities include a selection of local parks, two theatres and a wide range of sports clubs including rugby, tennis, golf and bowls. There is access to a number of excellent schools for both boys and girls of all age groups including both state and independent.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B



Ground Floor



First Floor

Approx. Gross Internal Area 1021 ft² ... 94.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.