



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Pretty Victorian Property
- Semi Detached with 3 Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Forest Road, Tunbridge Wells

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

37 Forest Road, Tunbridge Wells, TN2 5AL

This well presented period property offers a three bedroom family home within the ever popular Hawkenbury area of town. The location is particularly good being a short walk to Dunorlan Park, the local shops of Hawkenbury and also the main line station. The property has an entrance hall, downstairs cloakroom, sitting room and a good sized kitchen/dining room with additional rear lobby area. The first floor has two good sized double bedrooms and a further single bedroom/office as well as a modern shower room. The pretty rear garden is fully enclosed and offers gated side access. We consider there is an opportunity to extend the property at the rear (subject to the necessary permissions being obtainable). An early viewing is recommended for this popular location.

ENTRANCE:

Via part glazed door into:

HALLWAY:

Wooden flooring, understairs store cupboard housing the wall mounted gas central heating boiler, radiator. Stairs to first floor.

CLOAKROOM:

Low level WC, wash hand basin. Window to side.

SITTING ROOM:

A nice sized sitting room with double glazed box bay window to front, wooden flooring, radiator. Feature fireplace with cast iron inset.

KITCHEN/DINING ROOM:

A generous sized room having a range of wall and base units with complementary worktop. Inset sink and drainer with mixer tap. Built-in oven with electric hob and extractor hood over. Built-in dishwasher, space for washing machine, two radiators. Double glazed window to rear. Rear door into:

LEAN-TO:

Quarry tiled flooring, door leading to garden.

FIRST FLOOR LANDING:

Loft access with light, carpet. Double glazed window to side.

BEDROOM 1:

A good sized double bedroom with exposed wooden floorboards, radiator. Double glazed window to rear.

BEDROOM 2:

A further double bedroom, laminate flooring, radiator. Double glazed window to front.



BEDROOM 3:

A single bedroom which is currently used as an office, laminate flooring, radiator. Double glazed window to front.

SHOWER ROOM:

A modern suite featuring a large shower cubicle with part tiling to walls, pedestal wash hand basin, low level WC. Tiled flooring, heated towel rail. Double glazed window to rear.

OUTSIDE REAR:

A good sized garden with fencing to boundaries, store shed, area of lawn, decked patio area, gated side access.

OUTSIDE FRONT:

The property is well screened by hedging to the front and gated pathway to the entrance door.

PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

SITUATION:

The property is located on the highly desirable southern side of Royal Tunbridge Wells in an area known as Hawkenbury and is approximately just under a mile distance from the main line station providing services into London in 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:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

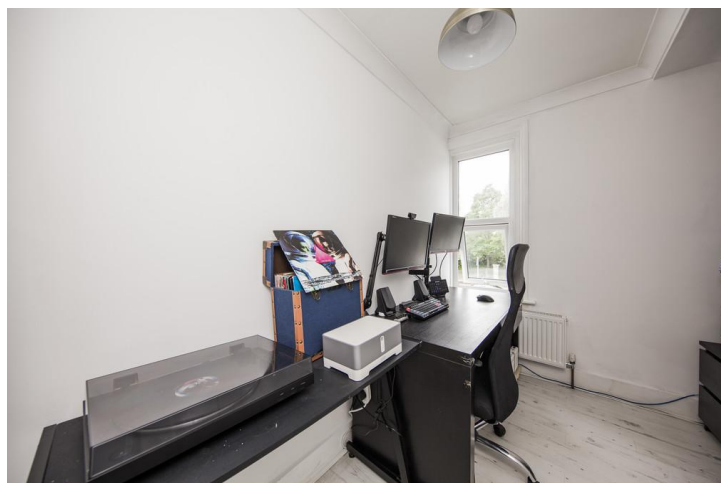
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

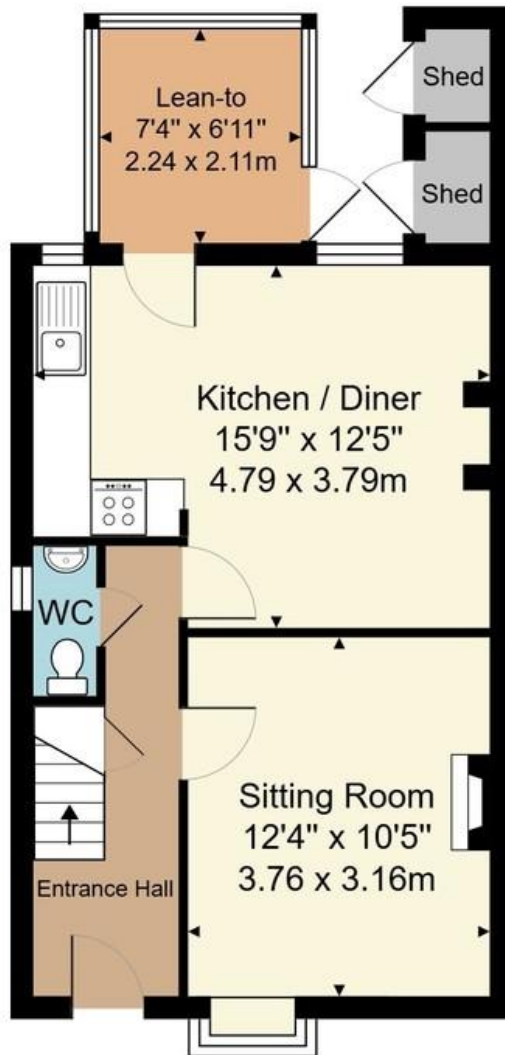
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

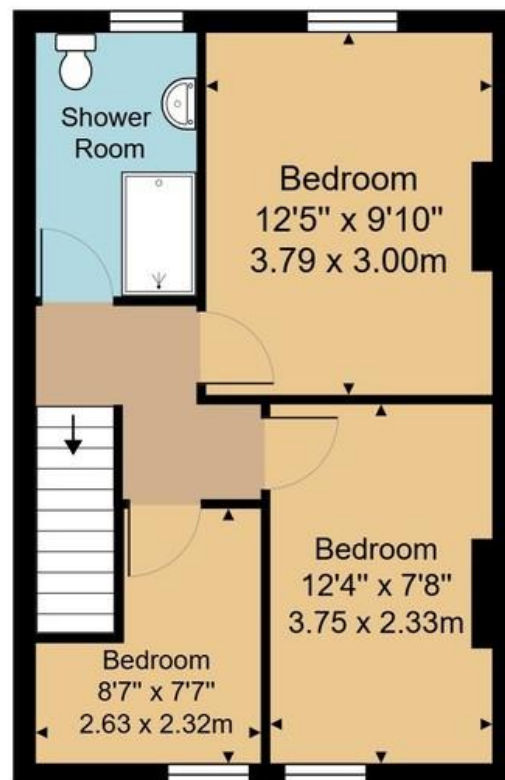
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 849 ft² ... 78.9 m²

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