



Connells

Forest Road
Tunbridge Wells

Forest Road Tunbridge Wells TN2 5BG

for sale offers in excess of
£535,000



Property Description

Situated on the sought-after south side of Tunbridge Wells, this well-proportioned three double bedroom family home offers fantastic potential for buyers looking to create a home tailored to their own tastes and requirements. Conveniently positioned for easy access to Tunbridge Wells town centre, the property is ideally placed to enjoy the wide variety of shops, cafes, restaurants and leisure facilities that the town has to offer. Tunbridge Wells mainline station is also within easy reach, making this an excellent choice for commuters.

The accommodation extends to approximately 1,041 sq. ft. and comprises an inviting entrance hall, a spacious living room, separate dining room and a generous kitchen/breakfast room leading through to a delightful sun room overlooking the garden. The layout provides excellent living and entertaining space for growing families.

To the first floor are three well-sized bedrooms together with a family bathroom.

Externally, the property boasts a beautifully landscaped rear garden which is perfect for enjoying the summer months. The garden offers an attractive outdoor space for entertaining, relaxing or family activities and benefits from a useful summer house tucked away at the rear, providing additional storage for gardening equipment and outdoor accessories.

To the front, a private driveway provides off-road parking for up to three vehicles, adding further convenience to this appealing home.

Ground Floor

Entrance Hall

Dining Room

Kitchen/Breakfast Room

Living Room

Sun Room

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Front Garden

Driveway

Rear Garden

Summer House

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, cricket clubs and local running club - ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

'There is an easement on the title. Your conveyancer can take the necessary steps to advise'

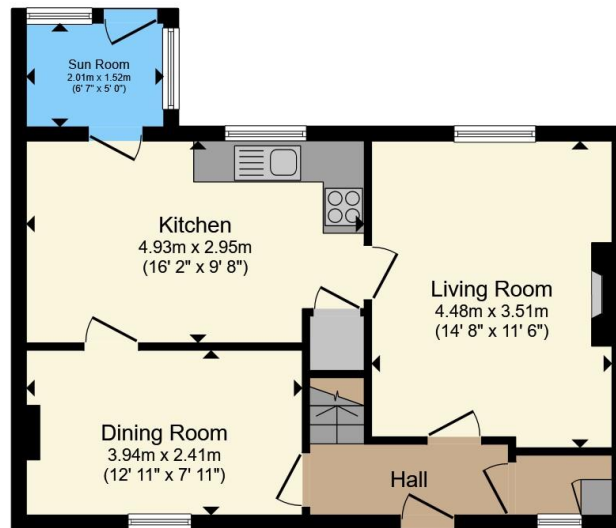
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

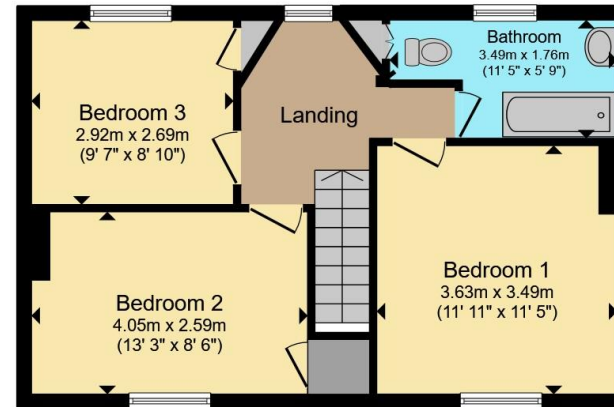








Ground Floor



First Floor

Total floor area 96.7 m² (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL402678



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL402678 - 0006