



FORGE ROAD, SOUTHBOROUGH
TUNBRIDGE WELLS - £425,000 - £450,000



WOOD & PILCHER
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32 Forge Road, Southborough, TN4 0EX

Entrance Hall - Sitting room - Kitchen/Dining Room -
Three Bedrooms - Bathroom - Landscaped Garden

This beautiful home is set back from the road behind it's low brick wall and neat box hedging. You enter at the side of the house, from the recently fitted brick pathway. On your right is the charming living room, decorated neutrally and with oak flooring, attractive period fireplace and smart double glazed sash window with shutters adding privacy. Back to the entrance hall and on your left is the dining room, open-plan from the kitchen behind. The dining room has tiled flooring with space for a spacious table and chairs. There is useful fitted storage beneath the stairs and French doors opening onto the landscaped garden. The kitchen offers lots of fitted cabinets and includes a fitted fan oven and four ring gas hob, whilst leaving plenty of space for additional white goods. Carpeted stairs take you to the first floor where there are three bedrooms and the family bathroom. At the front of the first floor is the master bedroom with space for a large double bed along with bedroom furniture. Bedroom two is a small double or large single whilst bedroom three is a single bedroom. Completing the first floor is the bathroom, immaculately presented with quality fittings throughout. Outside the part walled garden has been thoughtfully landscaped with beautiful Indian sandstone offering a fantastic entertaining area. There are mature raised flower beds with established plants, outside lighting, small shed and gated side access.



Composite front door into:

ENTRANCE HALL: Tiled flooring.

SITTING ROOM: Oak flooring, period feature fireplace with wood surround, fitted shelves in chimney alcove, sash window with shutters, period style radiator.

KITCHEN/DINING ROOM: Tiled flooring, French doors to garden, understairs cupboard with space for tumble dryer, space for large table and chairs, plenty of fitted floor and wall cabinets, fitted fan oven, four ring gas hob and extractor, space for washing machine, one and a half sink and drainer, space for large fridge/freezer, sash window overlooking garden.



Carpeted stairs to first floor landing.

LANDING: Carpeted, loft access, (boarded)

BEDROOM: Sash window with shutters, space for a double bed and large wardrobes, feature fireplace, period style radiator, carpeted.

BEDROOM: A small double/large single room, sash window to side with shutters, space for wardrobe, period style radiator, carpeted.

BEDROOM: A single room, sash window with shutters, period style radiator, carpeted.

BATHROOM: Karndean flooring, subway style wall tiles, bath with power shower over with handheld attachment, WC, wash basin, fitted cupboard housing hot water tank, victorian style heated towel rail, frosted sash window.

OUTSIDE REAR: Landscaped, part walled, Indian sandstone patio, raised brick flowerbeds with mature plants, seating area for entertaining, outdoor lighting, shed, outside tap, gated side access.

SITUATION: The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

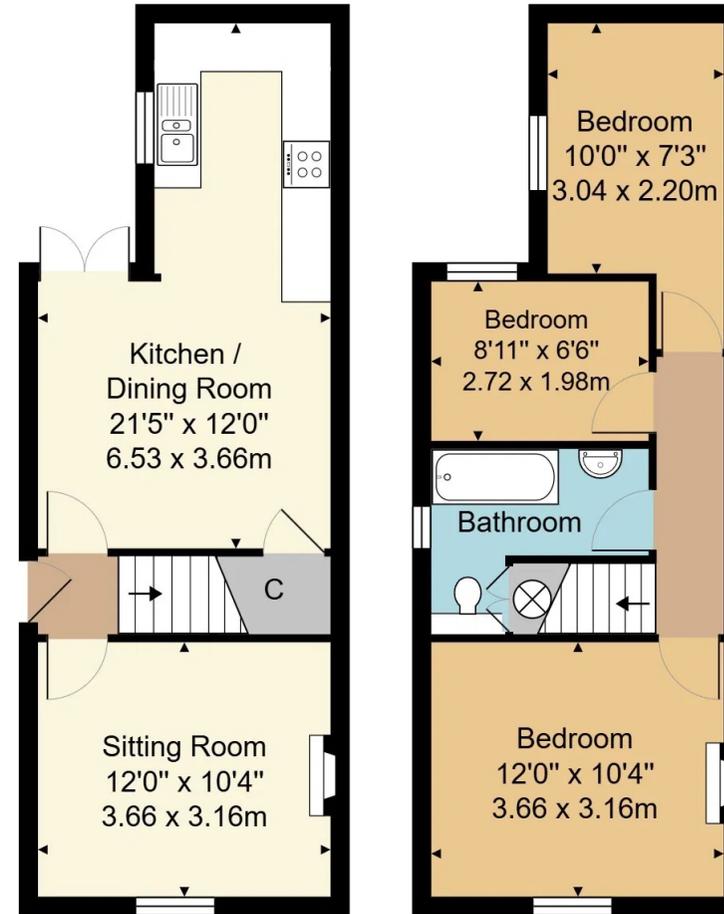
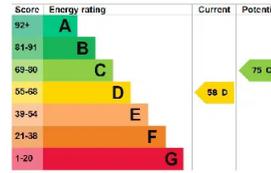


TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511311

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 Central Heating



Ground Floor

First Floor

Approx. Gross Internal Area 754 ft² ... 70.0 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.

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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