FOREST ROAD

TUNBRIDGE WELLS - £525,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

215b Forest Road
Tunbridge Wells, TN2 5HT

Entrance Hallway - Cloakroom - Kitchen With Integrated Appliances - Lounge/Dining Room With French Doors To Garden - First Floor Landing - Two Bedrooms - Bathroom - Second Floor Landing - Main Bedroom With En-Suite Shower Room - Off Road Parking - 'Cottage Style' Rear Garden

Located on one of Tunbridge Wells' premier roads and accessed via a shared private drive, a well presented and spacious three-bedroom townhouse built by Millwood Homes in 2007. Offered as chain free, the house enjoys a large principal lounge and dining room opening to private 'cottage style' gardens alongside a well appointed kitchen and ground floor cloakroom. The three bedrooms are arranged over the upper two floors with both a family bathroom and a further en-suite facility. Externally, the property enjoys the aforementioned rear gardens and a large, private parking space to the front. Well maintained by the current owner, houses of this style have always been popular and we would encourage all interested parties to make an early appointment to view.

Access is via a solid wooden door with inset opaque glass panel to:

ENTRANCE HALLWAY:
Areas of coir fitted matting, wood effect flooring, radiator, cornicing, inset LED spotlights to the ceiling, stairs to first floor, wall mounted thermostatic control, wall mounted burglar alarm control, various media points. Doors to:

CLOAKROOM:
Tiled floor, part tiled wall, pedestal wash hand basin with mixer tap over, low level WC, wall mounted mirror, radiator, cornicing, inset LED spotlights to the ceiling, wall mounted electrical consumer unit. Opaque Georgian style double glazed leaded windows to the front with fitted blind.

KITCHEN:
A range of wall and base units with a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated double electric oven with inset four ring electric hob with glass splashback and feature extractor over. Integrated dishwasher, fridge and freezer. Tiled floor, wall mounted 'Worcester' boiler inset to cupboard. Georgian style leaded double glazed windows to the front with fitted blind.

LOUNGE/DINING ROOM:
Of an ample size and with excellent space for both lounge and dining furniture and entertaining. Fitted carpet, various media points, cornicing, two radiators. Door to generous understairs cupboard. Partially glazed double glazed French doors to rear garden with double glazed windows to either side.

FIRST FLOOR LANDING:
Carpeted, cornicing, radiator. Doors to:

BEDROOM:
Fitted carpet, radiator, cornicing, various media points. A bank of mirror fronted fitted wardrobes. Georgian style double glazed windows to the rear.

BEDROOM:
Carpeted, radiator, cornicing, various media points. Double glazed leaded windows to the front with fitted blind.

BATHROOM:
Panelled bath with mixer tap over and single head shower attachment, wall mounted wash hand basin with mixer tap over, low level WC. Tiled floor, part tiled walls, towel radiator, wall mounted electric shaver point, inset LED spotlights to the ceiling, extractor fan. Three opaque leaded double glazed windows to front.

Stairs to **SECOND FLOOR LANDING:**
Carpeted, cornicing. Door to under eaves storage cupboard. Door to:

MAIN BEDROOM:
Carpeted, radiator, areas of cornicing, various media points. Door to cupboard housing the hot water cylinder with areas of fitted shelving. Door to further low level cupboard. Leaded double glazed windows to the front with fitted blind. Door to:

EN-SUITE SHOWER ROOM:
Shower cubicle with glass screens and single head shower, wall mounted wash hand basin with mixer tap over, large fitted mirror, low level WC. Tiled floor, towel radiator, electric shaver point, inset LED spotlights to the ceiling, extractor fan.

OUTSIDE FRONT:
The property has off road parking in the form of one large space to the front of the house set to cobblestones with further bin storage area and a ramp leading to the front door.

OUTSIDE REAR:
Laid out in an attractive 'cottage garden' style with low maintenance paving to the immediate rear of the property and an external tap and a wide gravelled path to the rear of the garden. Retaining fencing and deep shrub beds with a number of mature shrub, rose and bulb plantings.

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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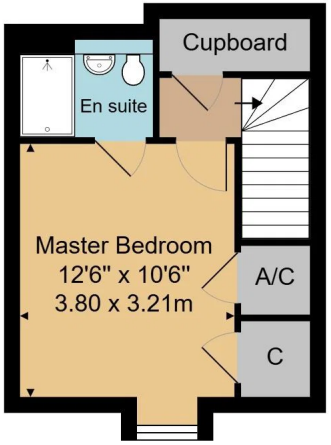
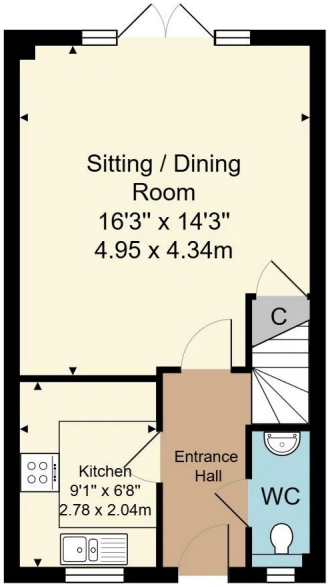
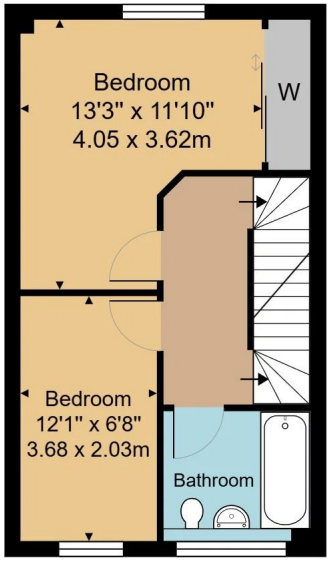


Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 994 ft² ... 92.4 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.