



Forest Road, Tunbridge Wells
Kent, TN2



Beyond your expectations

A fine detached 1920's family house on southern outskirts

Entrance/Garden Room | Reception Hall | Drawing Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Store Room | Cloakroom | 5 Bedrooms | 2 Bathrooms | Study/Bedroom 6 | Gas Central Heating | Garage and Playroom | In all about 0.35 acres.

Asking Price £1,250,000 Freehold

Description

This is a fine 1920's detached family house in a prime location less than a mile from the famous Pantiles and enjoying views across the town. The house has a spacious interior with original features such as oak panelling, matching doors and polished oak flooring, etc. Further points of particular note include:

A delightful entrance/garden room which opens to the panelled reception hall creating an excellent first impression of this character house. The elegant well proportioned drawing room has outlooks on three sides with a wide bay window, a door to the garden and an open fireplace with Minster stone surround. The dining room is a good size room with arched glass fronted display cabinets to one end. The large kitchen/breakfast room is well fitted with an extensive range of cupboards and drawers under long granite work surfaces with a matching island unit, delightful original large dresser, walk in larder, butlers sink, hob and ovens etc. On the first floor there are five bedrooms all enjoying attractive outlooks plus a study. There is a large attic area with potential for further accommodation subject to planning approval. There is an integral garage which subject to the necessary consents could provide a further reception room if required. There is also a detached garage.

Outside

The gardens provide an attractive setting for the house with an excellent paved terrace on 2 sides facing south and west. This leads to a wide and long expanse of lawn

interspersed by shrubs and flower beds with shrub borders. At the rear there is further lawn and all is well screened by mature trees and evergreens.

Location

Forest Road is a highly regarded location on the southern edge of Tunbridge Wells. The mainline station, the High Street and the famous Pantiles, are all within about 1 mile. In the town centre there are excellent shopping facilities, particularly at the Royal Victoria Place shopping precinct where there are many major national stores. There are highly regarded schools in the town including grammar schools and a wide variety of recreational amenities.

Train Services: Tunbridge Wells station for trains to Charing Cross, London Bridge and Cannon Street about 50 minutes | Road Communications: The A21 is to the north of Tunbridge Wells for a direct route to the M25.

Additional Information

A shower in the attic requires building regulation approval.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
	43	
England, Scotland & Wales EU Directive 2002/91/EC		

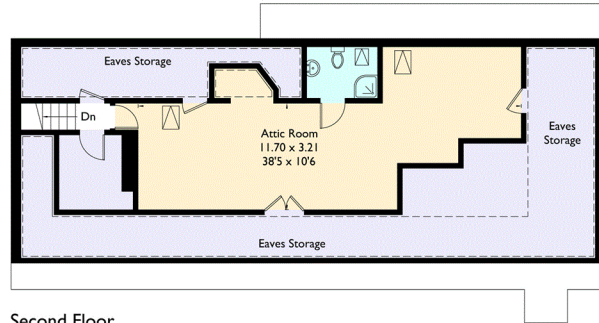
Forest Road, Tunbridge Wells

Approximate Gross Internal Area = 317.3 sq m / 3415 sq ft
(Including Attic Room but Excluding Eaves Storage)

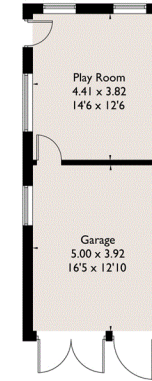
Attached Garage = 16.2 sq m / 174 sq ft

Garage / Play Room = 37.4 sq m / 402 sq ft

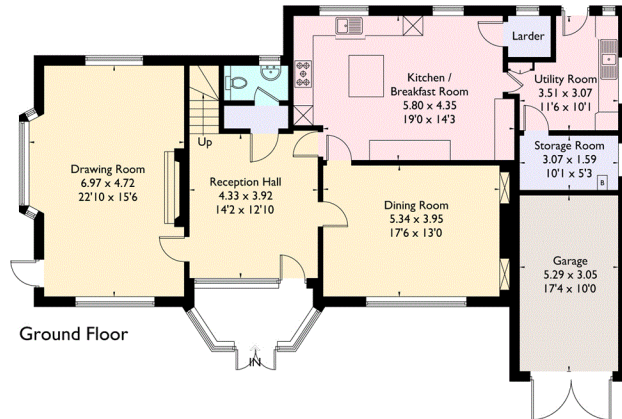
Total = 370.9 sq m / 3991 sq ft



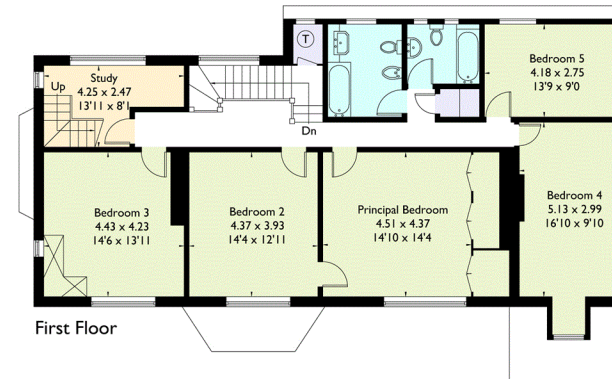
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: I51002

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

