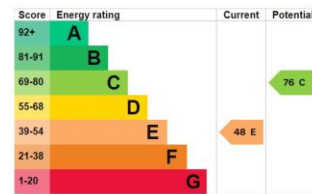
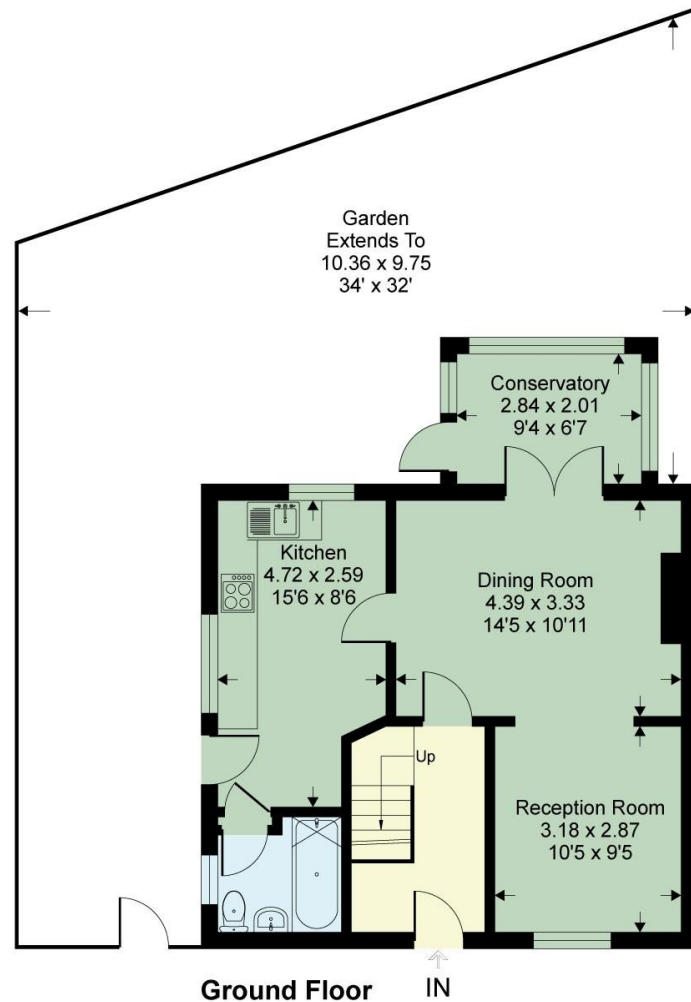
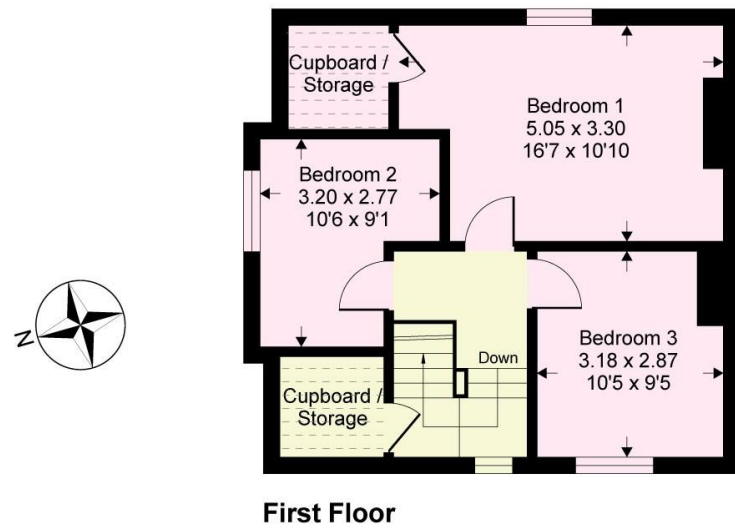


Forest Road, TN2

Approximate Gross Internal Area = 94 sq m / 1013 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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95 Forest Road

Tunbridge Wells, TN2 5BG

SUMNER PRIDHAM

A substantially built and spacious 3-bedroom semi-detached character house benefitting from good sized rooms and located on the favoured south side of town within walking distance of St Peters Primary School, recreation ground and the mainline station. The property offers excellent potential for extending and also converting a spacious and tall attic.

Covered Porch, Hall, Sitting/Dining Room, Kitchen, Conservatory, 3-Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Multiple Off-Road Parking to the front, Side and Rear Garden.

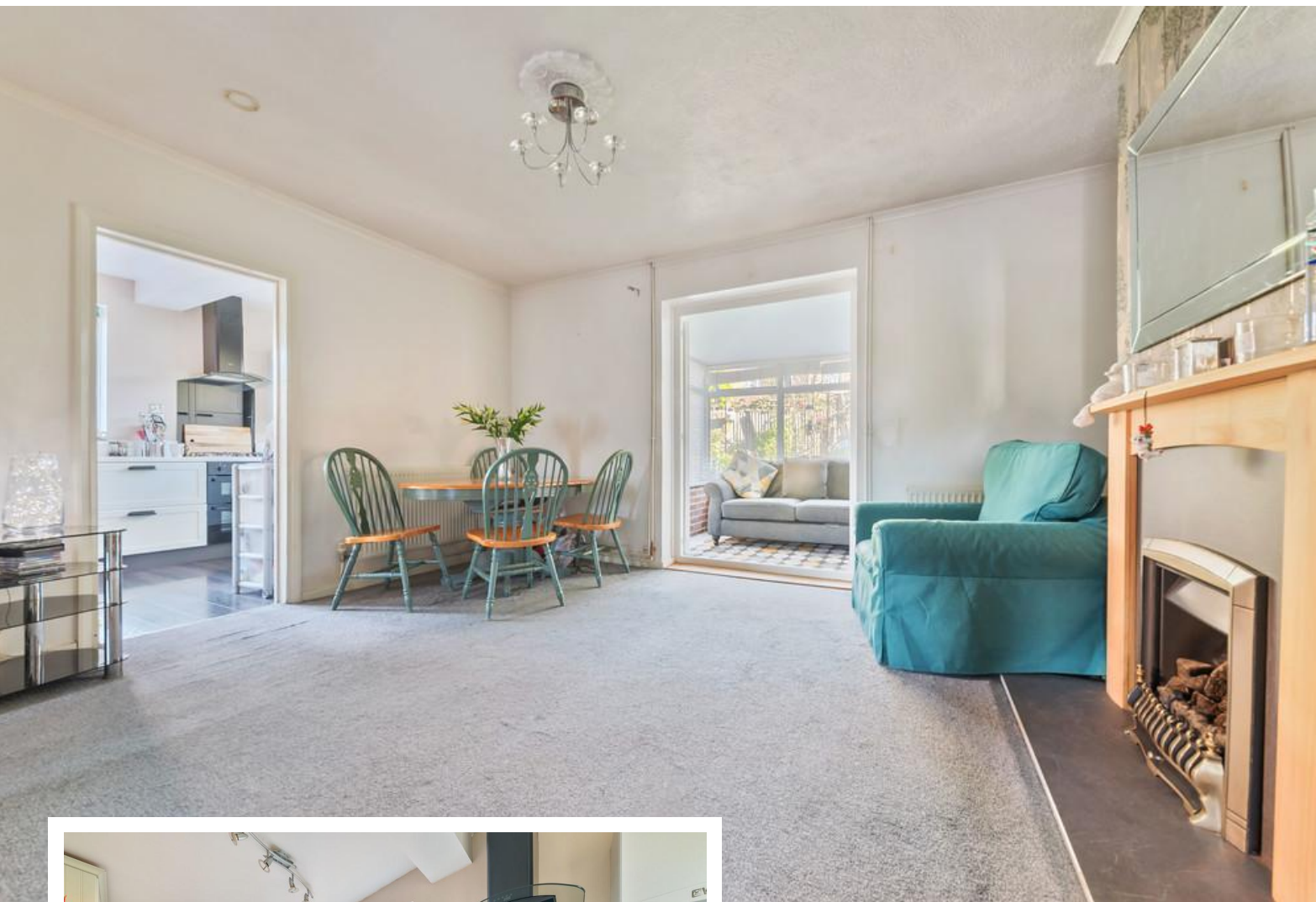
Guide price £480,000-£495,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Spacious semi-detached character house benefiting from spacious rooms and offering excellent potential for enlargement if required.
- ◆ Sought after location within walking distance to St. Peter's Primary School, Hawkenbury Recreation Ground, Dunorlan Park and just under a mile to the mainline station.
- ◆ A large herringbone brick driveway provides parking for multiple cars and leads to the covered porch with composite front door.
- ◆ Spacious hall with coat hanging area and staircase to a part galleried landing.
- ◆ Dual aspect sitting/dining room features an attractive fireplace with pine surround and fitted with a living flame coal fire and double glazed window to the front.
- ◆ Conservatory with an attractive outlook to the garden and a door to a patio area currently fitted with a Balboa Adelaide hot tub (available through separate negotiation), the conservatory is fitted with a radiator plus chrome towel radiator.
- ◆ Spacious kitchen fitted in 2021 with extensive worksurfaces incorporating a 4-ring stainless steel gas hob with Hotpoint electric fan oven beneath, fitted dishwasher and plumbing for washing machine, saucepan drawer plus nest of drawers, comprehensive range of cupboards.
- ◆ Separate purpose built pantry cupboard, triple door width with pull out racks.
- ◆ This a light room enjoying a dual aspect with triple casement windows to the side, double casement overlooking rear garden and door to outside.



- ◆ Gas fired Vaillant combination boiler.
- ◆ Bathroom with mosaic tiled floor and walls, panelled bath with separate shower above, pedestal washbasin, low level WC window an air extractor.
- ◆ Staircase from the hall leading to half landing where there is easy access to an eaves storage cupboard with light connected.
- ◆ Further steps lead to the part galleried first floor landing with access to a large attic with Velux window and potential to provide further accommodation if required, good head height, and currently fitted with a pull down ladder.
- ◆ Spacious bedroom 1 with fitted wood effect flooring and triple casement window overlooking the attractive rear garden, walk in storage cupboard with shelving and radiator.
- ◆ Bedroom 2 fitted out currently as a craft room with window to side.
- ◆ Bedroom 3 with casement window to the front.

Outside

- ◆ Generous space to the front providing excellent off-road parking, finished with herringbone brick drive, which continues through a secure gate to an area of garden to the side of the house, and here there is potential to extend the property subject to the normal consents.
- ◆ The rear garden is laid mainly to lawn and enjoys a sunny aspect with well stocked flower borders.
- ◆ Large garden shed (13' by 7') installed in 2020 with power and light connected.
- ◆ To the rear of the property above the hot tub is a roll out awning.

Practicalities

- ◆ Double glazed windows and doors were installed in 2019, and the kitchen in 2020
- ◆ All mains services are connected.

Location

- ◆ Within walking distance to St Peter's Primary School and the historic Dunorlan Park.
- ◆ Convenient location, close to Hawkenbury Recreation Ground for sport facilities, play areas, dogwalking, views, and countryside.
- ◆ Approximately 20 minutes' walk to the central station. Walking distance of a general store with post office and Fuller's butchers.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

