



WOOD & PILCHER



- 3 Bedroom Semi-Detached
- Popular Hawkenbury Location
- Potential for Development, STPP
- Attractive Rear Gardens
- On Street Parking
- Energy Efficiency Rating: E

Forest Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

91 Forest Road, Tunbridge Wells, TN2 5BA

Located in the popular Hawkenbury quarter of Tunbridge Wells, this three bedroom semi-detached period property has been significantly enhanced by the current owners to provide both open plan kitchen/dining area as well as a recently added - and sizeable - conservatory. There is excellent potential to further extend into the loft space subject to the necessary permissions being obtained. As currently arranged, the property enjoys a front room with feature fireplace, the aforementioned kitchen/diner and conservatory as well as three bedrooms and a family bathroom to the first floor. There are pretty, enclosed rear gardens primarily set to lawn with mature shrub beds.

Access is via a partially glazed double glazed door with an inset opaque double glazed panel leading to:

ENTRANCE HALLWAY:

Double glazed opaque fanlight above the door, carpeted, radiator, stairs to first floor. Textured ceiling and cornicing, generous open understairs cupboard space with good storage areas and fitted coat hook. Door to understairs cupboard with space for washing machine, tumble drier and dishwasher and window to the side. Door to:

LOUNGE:

Carpeted, double glazed windows to the front, textured ceiling and cornicing. Feature cast iron fireplace with pine surround, stone hearth and with fitted cupboards to both sides of the chimney breast and further areas of fitted shelving to one side, various media points.

KITCHEN/DINING ROOM:

An open plan room comprising of - Kitchen: Fitted with a range of wall and base units and a complementary polished granite work surface, inset single bowl stainless steel sink with mixer tap over. Inset four ring 'Bosch' hob with feature stainless steel extractor hood over, integrated 'Electrolux' double oven, tiled floor. Feature breakfast bar with space for 2/3 people. Open to Dining Room: Engineered wooden flooring, good space for table, chairs and entertaining, further space for freestanding fridge/freezer, radiator, cornicing. Double glazed French doors leading to:

CONSERVATORY:

Of a particularly good size with good scope for entertaining etc. Of a double glazed panel construction with a one and half height ceiling and double glazed French doors to the rear gardens, vinyl floor.

FIRST FLOOR LANDING:

Carpeted, double glazed window to the side with fitted blind, loft access hatch, textured ceiling and cornicing. Doors to:

BEDROOM:

Carpeted, double glazed window to the side with fitted roller blind, textured ceiling and cornicing, radiator.



BEDROOM:

Carpeted, double glazed windows to the front with fitted roller blind, textured ceiling and cornicing, radiator. Good space for bed and bedroom furniture.

BEDROOM:

Carpeted, double glazed windows to the rear, textured ceiling and cornicing, radiator, various media points. Good space for bed and bedroom furniture.

FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen with electric shower over, low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback and storage below. Tiled floor, part tiled walls, textured ceiling and cornicing. Cupboard housing hot water cylinder with fitted shelves above. Opaque double glazed window to the rear with fitted roller blind.

OUTSIDE FRONT:

A low maintenance front garden set to stone chippings with a retaining brick wall, tiled path leading to the iron front gate, good space for bin storage and a gate to the side leading to the rear gardens.

OUTSIDE REAR:

A low maintenance paved patio area to the side and immediate rear of the property with good space for table, chairs and entertaining. Further low maintenance area adjacent to the French doors by the conservatory. Retaining wooden fencing and primarily set to lawn with areas of well stocked shrub and floral borders. External detached shed and further specimen trees.

SITUATION:

The property is located on the desirable southern side of Royal Tunbridge Wells a little over a mile distant from the main line railway station which provides main line services to both London and the South Coast. Locally there is a well stocked convenience store alongside a highly regarded independent butcher. The town centre itself offers a far wider variety of shops, restaurants and bars and other recreational facilities include a selection of local parks, two theatres and a wide range of sports clubs. There is access to a number of highly regarded schools for both boys and girls of all age groups including both state and independent.

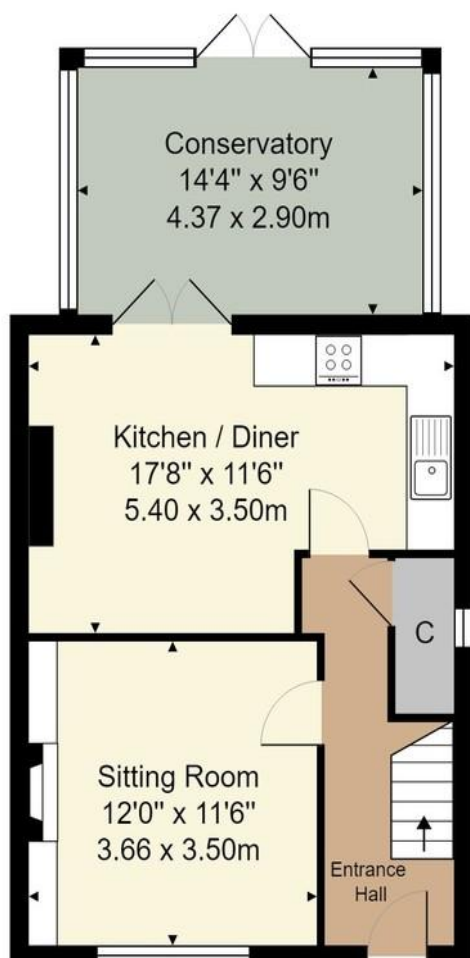
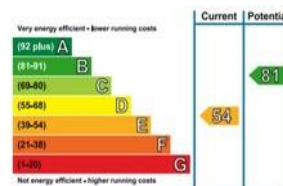
TENURE:

Freehold

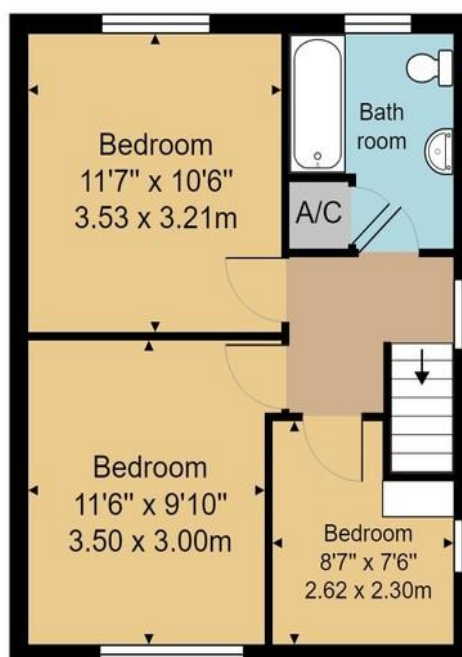
VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.





Ground Floor



First Floor

Approx. Gross Internal Area 981 ft² ... 91.1 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.

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