



Forest Road, Tunbridge Wells, Kent

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# 206 Forest Road, Tunbridge Wells, Kent

A wonderful, detached family home, set in the highly sought-after location of Forest Road, offering well balanced and flexible living with garage and garden.

The property is situated in the popular southern part of the town, approximately 1.4 miles away from The Pantiles, High Street and the mainline station, which provides services to London (Charing Cross and Cannon Street) in about 52 minutes.

Tunbridge Wells town centre offers a range of shopping facilities in Royal Victoria Place, as well as numerous boutiques, jewellers, art galleries and independent cafes and restaurants in the historic High Street and the famous Pantiles.

(All times and distances are approximate)



**Guide price:** £950,000

**Tenure:** Share of freehold

**Local authority:** Tunbridge Wells Borough Council: 01892 526121

**Council tax band:** G

**Services:** Mains water, electricity and drainage. Gas fired central heating.

Ultra-Fast Fibre Optic Broadband

## The Property

The front door opens up into a spacious hallway with cloakroom, providing access to all the principle living areas. There is a generous sized sitting room with a boxed bay window overlooking the front with feature fireplace. The large formal dining room with sliding patio doors, offer views of the wonderful garden with paved patio. The kitchen is fitted with wall and base units and fully integrated appliances. There is also a convenient utility room located to the left with built in cupboard, wall mounted heating control and space for both washing machine and dryer. There is a well-proportioned room which could have a number of uses but is currently set up as an office. On the first floor the large principal bedroom with en suite offers bespoke fitted wardrobes and separate shower room. There are four further generous sized rooms, three of which have built in wardrobes and large family bathroom. The rear garden is tiered into three levels offering good family entertaining space. To the front is a generous driveway providing off road parking for several vehicles and garage.







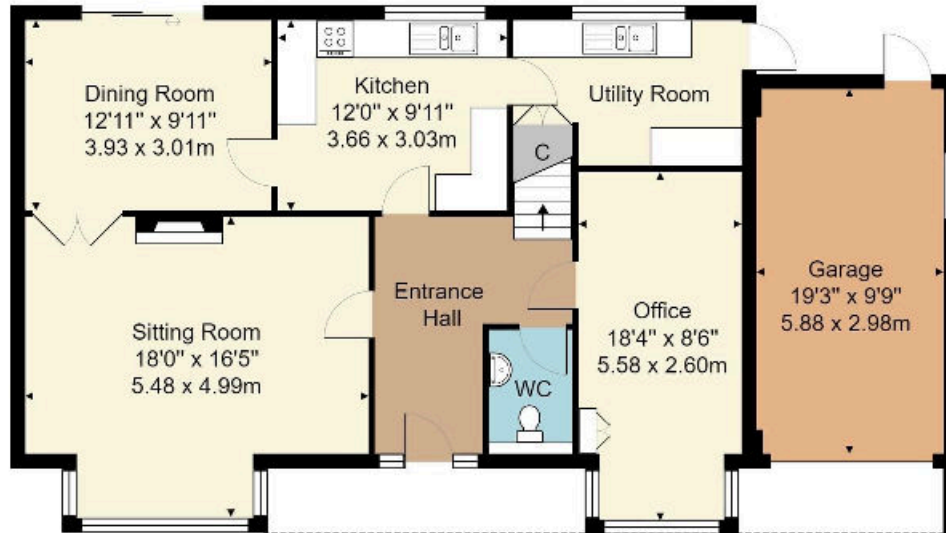
A beautifully presented property, perfectly situated in a sought after location with garage and garden.

## Approximate Gross Internal Floor Area (Incl. Garage) 1962 sq m / 182.3 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

### Directions (TN2 5JB)

Heading south on the A26 London Road, turn left at the miniroundabout onto the A267 Frant Road (signposted Eastbourne). After approximately 0.8 of a mile, turn left onto Forest Road where No. 206 will be found on the left hand side.



Ground Floor



First Floor

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I would be delighted to tell you more  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs and videos dated May 2022.

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