



**Forest Road, Tunbridge Wells**  
**£1,350,000**

Detached Family Home For Sale On Forest Road, Tunbridge Wells, Kent, TN2 | Freehold

This attractive detached family home boasts spacious modern living in a highly sought after location on the south side of Tunbridge Wells.

The house is set back from the road and raised above the personal driveway and garage, which provides beautiful northern views over the surrounding countryside and a spacious front garden.

Upon entering the house, you are greeted by a grand reception hall that provides a focal point for the spacious ground floor accommodation space. The entrance hall offers direct access to the main living spaces, including a family room and living room, which is equipped with an attractive fireplace and traditional wooden flooring. On the rear of the house, you are greeted with an attractive open-plan kitchen/dining room, fitted with bi-fold doors leading out to the south-facing garden. The kitchen/dining room also leads onto a separate utility room and side access to the garden.

On the first floor are four generously sized bedrooms, two of which include en-suite bathrooms. The other two bedrooms, provide in-built storage and have access to the main family bathroom, located just off the first-floor landing. All bedrooms are well proportioned, providing modern features and decor.

Leading up to the second floor, there is another spacious bedroom and en-suite. On the other side of the landing, sits a well-equipped dressing room with in-built storage, but can also be used as a small bedroom if needed.

Forest Road is ideally located in a sought-after residential area about a mile from the main train station, which offers a direct route to London Bridge in around 42 minutes. The town center of Tunbridge Wells features a wide array of shopping options at Royal Victoria Place, alongside various boutiques, independent cafes, and eateries in the charming High Street and the renowned Pantiles. The area is also conveniently close to several respected private and public schools, including grammar schools for both boys and girls.

Tunbridge Wells Station: 1 mile (London from 42 minutes), High Street: 0.9 of a mile, Pantiles: 1 mile

Council Tax Band: G (Tunbridge Wells Borough Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Forest Road, Tunbridge Wells, TN2

Approximate Area = 2848 sq ft / 264.5 sq m (excludes garage)

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 2915 sq ft / 270.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nishcom 2024. Produced for Presence & Co. REF: 1187056



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	78
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.