



Forge Road, Tunbridge Wells,

Guide Price £400,000 Freehold

- GUIDE PRICE. £400,000 - £425,000
- Semi-detached lovely family home
- Two bedroom. Bathroom upstairs.
- Utility room and downstairs wc
- Tastefully decorated in neutral colours
- Potential for side extension
- On main bus route to Tunbridge Wells and Tonbridge
- Walking distance to Senior and Grammar schools
- Walking distance to High Brooms station
- Near to Southborough Primary School



GUIDE PRICE £400,000 - £425,000. This is a delightful two bedroom, semi-detached home with various original Victorian character features. It is tastefully decorated in neutral colours and has a stunning contemporary bathroom. An added feature is the utility room and extra downstairs wc. There is a possibility of either a loft conversion or an extension to the side. Two reception rooms are also a bonus. The house is in central Southborough and tucked away from the main A26 - but within a few minutes walk of main bus stops. High Brooms station, with four trains an hour to London at peak times, is about a mile away. It is a good walk - but within walking distance. The house is nicely presented and ready for you to move into. Both bedrooms are double rooms. We recommend a viewing as soon as possible. EPC:D

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agents.



Location

This is an ideal first home for anyone needing to be close to schools and amenities. There are shops and restaurants just around the corner. The A21 is just a few minutes drive away, which links to the M25. High Brooms railway station is 1.2 miles away. We have Southborough Primary School and St Gregory's Catholic Senior School. The house is also within walking distance to Senior and Grammar schools that are less than a mile away. Tunbridge Wells town centre is a walk or bus ride away. We have the Victoria shopping centre which is an indoor shopping mall. We also have the world famous Pantiles area of Tunbridge Wells that is steeped in history. It is often buzzing at weekends with Gin, Jazz and Soul Festivals, plus an outdoor market. Visit the Pantiles for breakfast, lunch afternoon tea or dinner in one of the many restaurants.

Hallway

Step through a part glazed wooden front door into a small hall area.

Living room

This is a lovely room with a large window to the front of the property. Log burner with fireplace surround. Built in cupboards either side of the chimney breast, with shelving and the electricity meter. Radiator.



Dining room

A nice room with space for a dining table and chairs, and all the children's toys! Large understairs cupboard with further shelving and storage area, plus the gas meter. Original feature fireplace with wooden mantle over. Window overlooking rear garden. Radiator.

Kitchen

Take one small step down into the kitchen. A very light room with two windows overlooking the side patio of the rear garden. Attractive black marble effect worktop on both sides of the kitchen. High and low level storage cupboards. Gas cooker with gas hob and oven. Space for fridge freezer. Radiator. Part glazed wooden door to rear garden. Attractive butler sink, set into black worktop with mixer tap over. Contemporary vinyl flooring.

Utility room

Door from kitchen to utility room. Worktop here with space under for washing machine and small dishwasher. Worcester Bosch gas boiler with central heating programmer.

Downstairs wc.

Door from utility room leading to wc. Opaque window to side. Small basin and low level wc. Radiator.



Master bedroom

Good sized double room. Large window to front. Radiator. Built in cupboard with shelving. Original character fireplace.

Second bedroom

This room is large enough for a double bed or twin beds. Window overlooking rear garden. Radiator. Built in cupboard with shelving and hanging space.

Stunning contemporary bathroom

This is very tastefully decorated with the added bonus of an attractive white roll top bath. Shower curtain and shower over bath. Inset LED ceiling lights. Low level wc. Basin with hot and cold taps. Opaque window to side. Lovely light fitting over basin. Painted wooden floorboards.

Landing

Hatch to loft, offering ample storage space.

Rear garden

Gate with side access to garden from the front. Patio to side, which is an ideal BBQ area. Main garden area laid to paving with attractive raised beds. This can be a sun trap on good days.

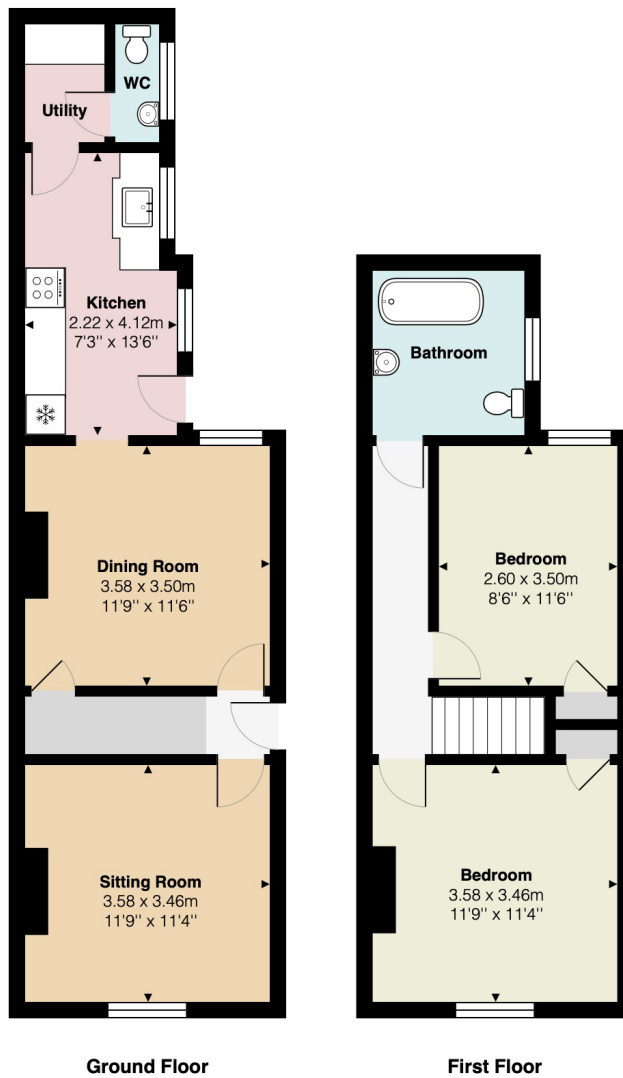


Front garden

Mostly laid to paving slabs with a flower bed in the centre. Side path and gate with access to the rear garden.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





44, Forge Road, Southborough, Tunbridge Wells, TN4 0EX

Total Area: 76.6 m² ... 824 ft²

All measurements are approximate and for display purposes only