



71 Forest Road  
Tunbridge Wells, TN2 5AL

**Asking price £615,000**





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Mackenzie Sampson are delighted to bring to market this impressive and deceptively spacious 4-bedroom, Victorian, semi detached, family home set in an enviable position in the much desired Hawkenbury area.

Set across 3 floors, this beautifully presented property welcomes you with a tasteful entrance hall and a sitting room that offers a comfortable living area with a log burner and period features. Continuing on the ground floor, there is a separate dining room, with original floors, high ceilings and doors that lead onto a patio area of the garden which would lend itself perfectly to entertaining. A W/C/cloakroom is cleverly concealed under the stairs. The kitchen is to the back of the property, which has space for a dining table and looks out onto a low maintenance garden.

The second floor boasts a large Master bedroom which has ample space for storage and the possible addition of an en-suite. There are 2 further double bedrooms on this floor, which both benefit from aesthetically pleasing period fireplaces. The family bathroom is fitted with a white suite and heated towel rail.







Stairs to the third floor, lead to, a large versatile space, which could offer a fourth double bedroom, or as its being used currently, as an office. This room also has an en-suite WC and ample storage in the eaves space.

The property is secluded from the road and has residential permit parking.

Forest Road is a highly sought after location and the property sits comfortably within the catchment for St Peters Primary School, a short walk from the fashionable Lyle Bar and Restaurant, convenience store/post office, Hawkenbury Recreation Ground and Dunorlan Park. The property is also just a 12 minute walk to Tunbridge Wells Station.





Floor Plan



Viewing

Please contact our Crowborough Office on 01892 280435 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

