

44 Forge Road, Tunbridge Wells





44 Forge Road, Tunbridge Wells TN4 0EX

Pretty Period 2 Double Bedroom House

Accommodation Summary

- Semi-detached house
- 2 double bedrooms
- 2 reception rooms
- Country style kitchen/breakfast room
 - Separate utility room
 - Modern bathroom
 - Courtyard garden
- Development potential
 - Popular location
 - No onward chain



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This beautifully refurbished home is a short walk from first class grammar schools, high street shops and the mainline station making it perfect for city commuters and families with professional needs.

A handsome red brick exterior leads you past a smart front garden up a stone pathway to the front door, neatly placed at the side.

The elegant living room at the front of the house is a cosy retreat with the handsome sash window exposing street views while the wood burning stove offers a welcoming warmth in the colder months.

The dining room which sits just off the kitchen is bathed in light from its rear aspect window bringing views of the garden in. It is perfectly placed next to the kitchen for family dinners with a period fireplace for a more intimate entertaining space.

Towards the rear of the house is the pretty kitchen/breakfast room whose bespoke wooden country style cabinets provide ample storage space top and bottom. Crisp white walls and black and white tiled flooring add character and contrast to the warm wooden cabinetry while a Belfast sink placed under a window lets you star gaze as you wash up. The room feels very light with its side windows and part patterned glazed door giving rear garden access. A door at the rear opens into the separate utility room with useful guest cloakroom.

Climbing the stairs to the first floor the spacious bathroom is at the rear of the landing with a sumptuous period roll top bath with a shower over. Light streams into both double bedrooms with both benefiting from built in wardrobes.

The paved courtyard garden is a charming space with borders for plants, plenty of space for alfresco dining and close boarded fencing on all sides providing privacy and a safe enclosure for pets and children.

This fabulous period home offers flexible living space in a central location. It also offers development opportunities making it a must see!





Entrance door with glass panel above, which opens to:

Entrance hall with doors to:

Reception 1/Living Room: 11'9 x 11'4` front aspect sash window with views of the street, multi fuel wood burning stove with brick hearth and pine wooden mantle and surround, wooden mid height cupboard concealing meter, television and telephone points and radiator.

Reception 2/Dining Room: 11'9 x 11'6` rear aspect sash window overlooking the courtyard garden, period cast iron fireplace with pine wooden surround and mantle, large under stairs storage cupboard with lighting and radiator.

Kitchen/breakfast room: 14'6 x 7'4` side aspect sash windows and patterned part glazed door into the rear garden, electric oven with 4 ring gas hob above, fridge/freezer, Belfast sink, tiled flooring and radiator. The kitchen has plenty of granite worktop space and a good selection of bespoke Woodwork of Southborough wooden eye and base level units, some open.

Utility Room: washer/dryer and slimline dishwasher with counter top over, tiled flooring, new Worcester Bosch combination boiler, separate cloakroom with opaque side aspect window and low level WC.

Stairs up to first floor with loft access ceiling hatch and doors to:

Bedroom 1: 11'9 x 11'4` front aspect sash window with views of the street, open fireplace, television and telephone points, fitted wardrobe and radiator.

Bedroom 2: 11'6 x 8'10` rear aspect sash window with views of the garden, fitted wardrobe and radiator.

Bathroom: opaque side aspect window, period roll top bath with shower over, pedestal wash basin, low level WC, part tiled walls, painted wooden flooring, extractor fan and radiator.

Outside: To the front is a low brick wall with a wooden gate leading to a stone paved area with a bed with low hedging bordering a small fir tree placed in front of the living room window. A stone pathway leads from the gate down the side of the house giving access to the front door and courtyard garden behind. To the rear the garden is stone paved with planted borders, perfect for a table and chairs for alfresco dining. Wooden close boarded fencing is at all perimeters.

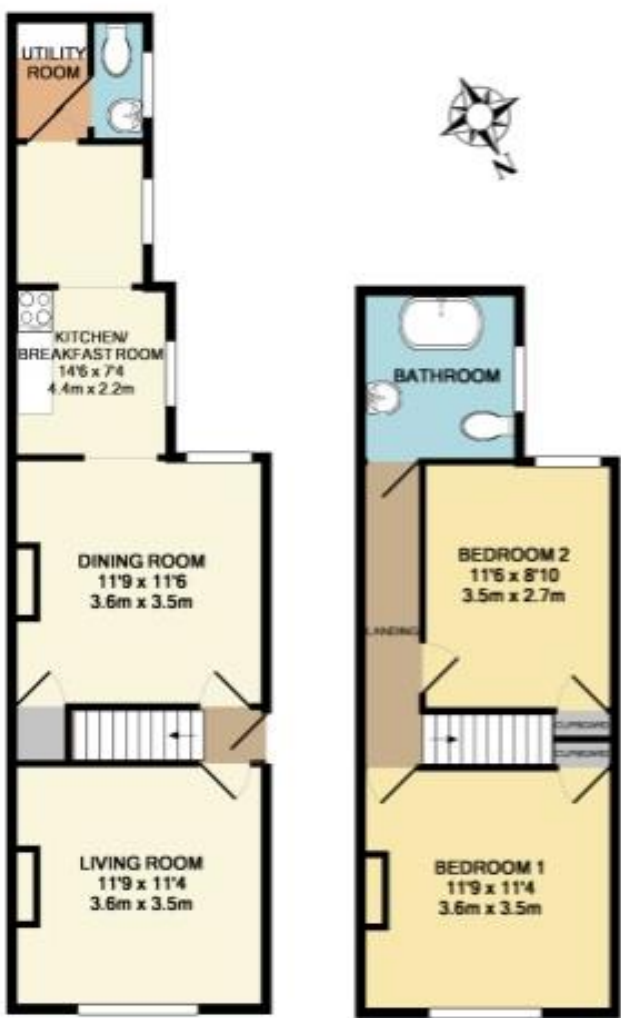
General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,604.00)

EPC: D (62)



GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ. FT.
(40.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ. FT.
(33.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 789 SQ. FT. (73.3 SQ. M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	69
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, prep and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school which is a short walk from the property. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



