



240 Forest Road, Tunbridge Wells, Kent, TN2 5HS  
Offers in excess of £1,150,000

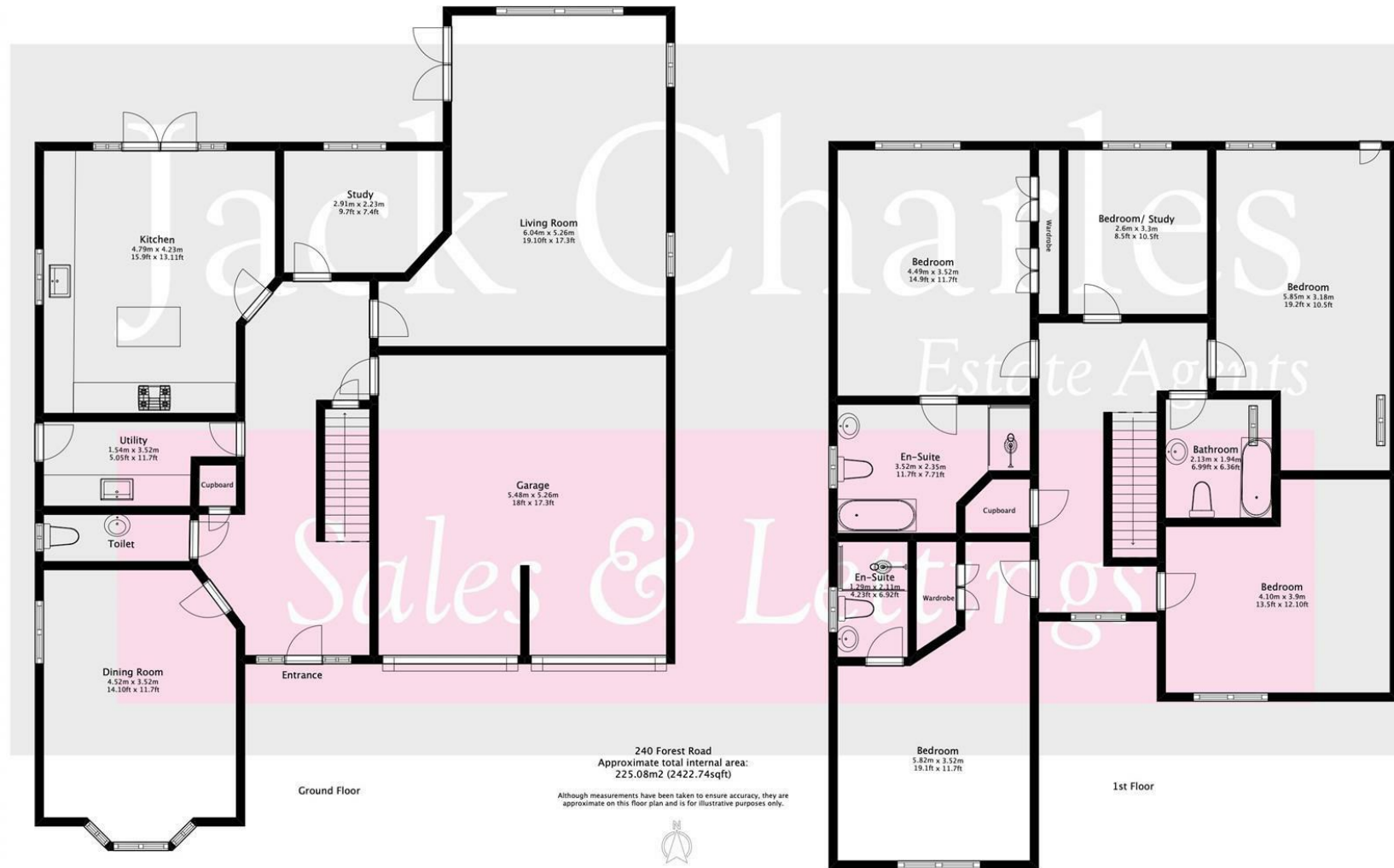
Jack Charles  
Estate Agents

Sales & Lettings

240 Forest Road,  
Tunbridge Wells, Kent,  
TN2 5HS

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Millwood Designer Home
- South Side of Tunbridge Wells
- Five Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Ample Parking & Double Garage
- Large Terrace & Private Lawned Gardens
- Solar Panels, Gas C.H & Double Glazing
- Sought After Road
- Viewings Are Strongly Encouraged



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**To Be Sold**

Jack Charles welcome to the market this substantial detached Millwood designer home built in 2006 offering 3 reception rooms and five bedrooms with an integral double garage, this attractive property is located on the popular south side of Tunbridge Wells. Internally The property offers both well appointed and well presented living accommodation arranged over two floors comprising an inviting reception hall, cloakroom w/c, a triple aspect sitting room with wireless controlled gas fire, formal dining room offering a double aspect, study, modern fitted kitchen/breakfast room with integrated appliances, granite work surfaces, and french doors leading onto the rear terrace, together with a separate utility room. Stairs rise from the reception hall to the galleried landing which affords access to five well proportioned bedrooms. The principle bedroom with fitted wardrobes and en-suite shower/bathroom with four further double bedrooms with one offering an en-suite shower room, as well as this floor serviced buy a family bathroom and elevated views can be enjoyed across Tunbridge Wells from the rear of the property. There is an integral double garage with electrical remote controlled up and over doors with ample parking found to the front and a large feature terrace found to the rear that leads down to a lawned area of private garden and undercroft storage. The accommodation benefits from a NEST gas central heating system, full alarm security alarm system, double glazing, and solid doors throughout. There are power pumps fitted on all bathroom showers, a water softer and external lighting. The NEST central heating and hot water system has two separate control zones for upstairs and downstairs and the energy costs are off set by way of fitted solar panels. Early viewings are encouraged for for this well presented home found within this much requested location.

**Tunbridge Wells**

Located on the popular south side of town in a sought after road comprising mainly prestigious detached family houses. The town centre is easily accessible and offers an extensive range of shops, restaurants, bars and coffee houses and has two popular theatres. The historic and picturesque Pantiles Georgian shopping colonnade is set by the old High Street area which are about a mile away and the Royal Victoria Place shopping mall is found within the heart of the town centre. Knights Park retail park is approximately offers a multi-screen cinema complex, bowling alley, health/fitness club and further large outlet stores. There are several parks and open green spaces including Dunorlan Park and the town’s Common, with its extensive acreage of woodland and open spaces, as well as Hargate Woods off Broadwater Down. The Nevill Golf Club and Nevill Ground (tennis and cricket) are nearby. The surrounding countryside boasts several places of historic interest and attractive walks, including the famous Ashdown Forest. Sailing and fishing can be enjoyed at Bewl Water near Lamberhurst. Mainline rail services: Tunbridge Wells (approximately 1.2 miles) has services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times of under 1 hour. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-215	A		
81-191	B	87	88
65-80	C		
55-64	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



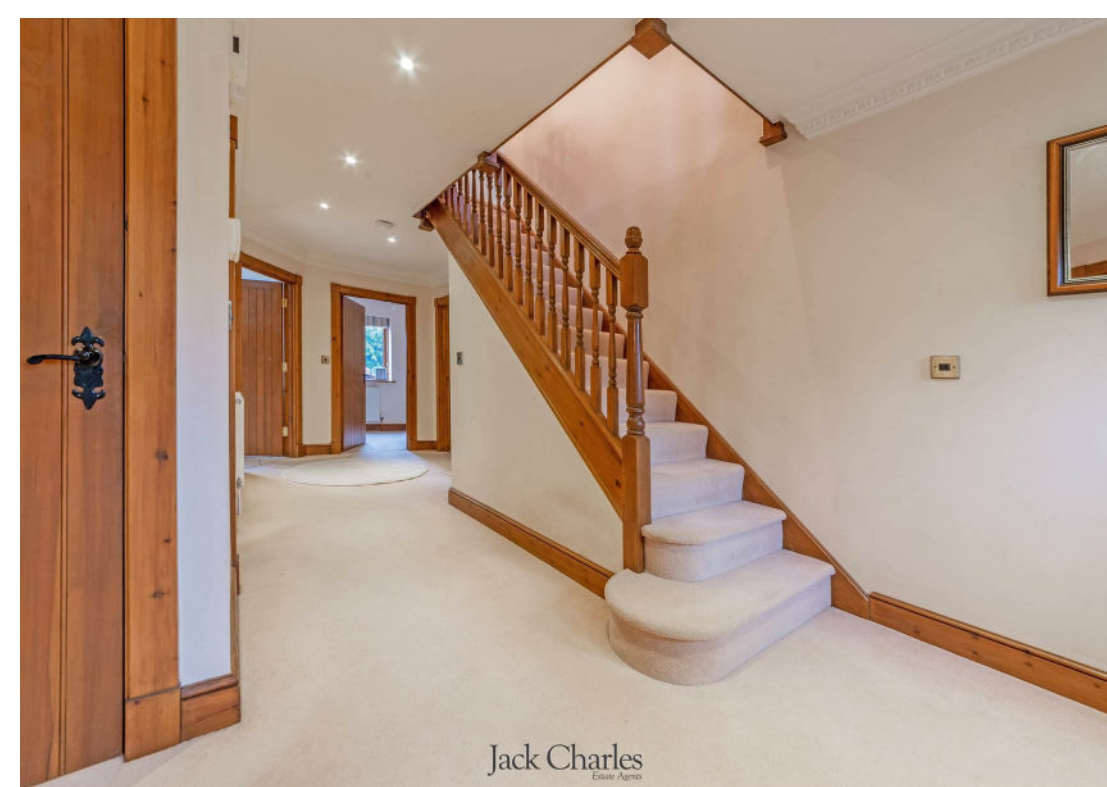
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