



# Lambert & Foster



## 3 Furnace Avenue

LAMBERHURST | KENT | TN3 8LB

*A three-bedroom semi-detached home located on a quiet no-through road in the popular village of Lamberhurst. The property benefits from off-street parking and a large private garden and has potential to extend (STPP) making it the ideal property for someone looking to put their own stamp on their new home.*

Asking Price £425,000

FREEHOLD



## 3 Furnace Avenue

LAMBERHURST | KENT | TN3 8LB

Lambert & Foster are delighted to bring to market this wonderful three-bedroom semi-detached home located on a quiet no-through road in a semi-rural position on the outskirts of the popular village of Lamberhurst. The property benefits from approximately 1046 sq. ft. (97.1 sq. m.) of internal living space set over two floors. The ground floor includes an entrance porch, sitting room, dining room, kitchen, and cloak room. Upstairs you find three bedrooms, two of which have built-in wardrobes, and a family bathroom.

The property has fantastic potential to extend (subject to the necessary permissions) and would be an ideal purchase for someone looking to put their own stamp on a property.

Outside, the property is accessed via a private drive with off-street parking for two cars. To the rear is an exceptionally large garden mainly laid to lawn, with a variety of mature trees and shrubs and several outbuildings.

The property is situated in a semi-rural position on a no-through road in the pretty village of Lamberhurst. The village offers a good range of shops and services for everyday needs, including a general store, church, primary school and golf course.

The nearby mainline railway stations of Frant and Wadhurst offer direct links to London while the regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities, including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres. The beautiful surrounding countryside includes some excellent walks, local places of interest and public houses.



- Total floor area approximately 1046 sq. ft. (97.1 sq. m.)
- Semi-detached
- Potential to extend (STPP)
- Large garden
- Outbuildings
- Off-street parking
- Private driveway
- Three bedrooms
- Built-in wardrobes
- Quiet residential no-through road
- Double glazing throughout
- Wonderful view across surrounding countryside

## DIRECTIONS

Furnace Avenue is located off Furnace Lane on the southern end of the village of Lamberhurst.

## GENERAL

**Tenure:** Freehold

**Services:** Oil heating, mains water, electricity and drainage connected but not tested

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band C **EPC:** D (57)

## VIEWING

By appointment only.

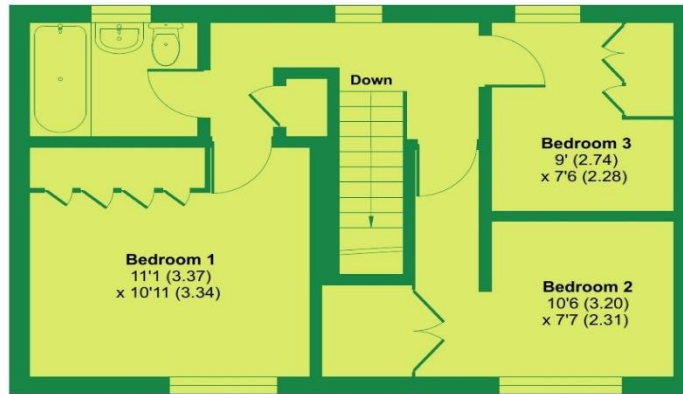
**Wadhurst Office:** 01435 873999.

**FLOORPLANS**

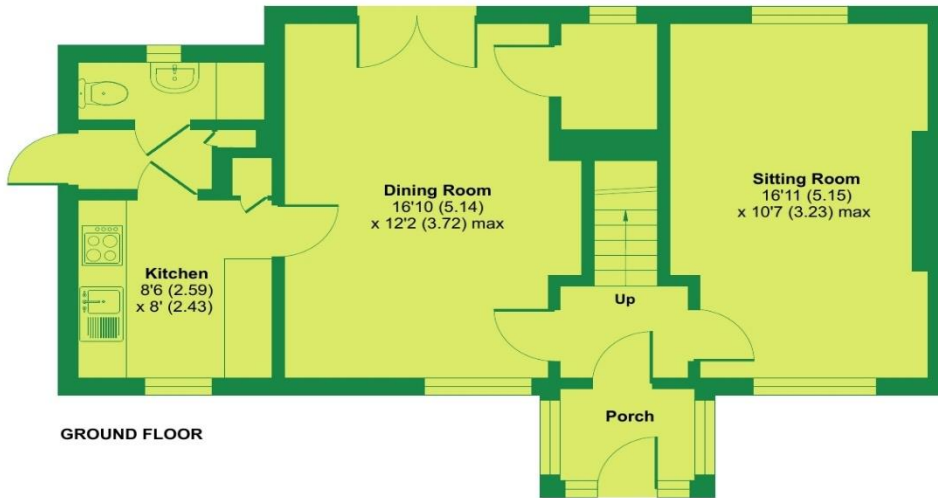
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**Furnace Avenue, Lamberhurst, Tunbridge Wells, TN3**

Approximate Area = 1046 sq ft / 97.1 sq m  
For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1120571

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