



Herald Gardens
Tunbridge Wells Kent

An immaculately presented and much improved family home (with planning permission for a large ground floor extension), double drive, garage, south facing good-sized landscaped garden, and situated on the sought-after Knights Wood development with shops, schools, cinema, and leisure centre nearby, and benefiting from good road links to the M25.

Guide Price £725,000 Freehold

Situation:

The property is situated in the convenient and popular Knights Wood development in Tunbridge Wells being within easy reach of the mainline station and schools, shops, cinema, and leisure centre. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

A spacious, and immaculately presented family home which has a modern, clean, and crisp feel throughout. It also benefits from an impressive EPC rating of 'B' and is situated on a generous corner plot. **The property also has planning permission granted for a large ground floor extension (24/02746/FULL).**

The home is arranged over two floors and includes, on the ground floor; a good sized hallway with Amtico flooring and adjacent storage cupboard and downstairs w/c; a well-proportioned dual aspect living room with new flooring and bay window providing a good deal of natural light and sense of space; a recently updated and spacious dual aspect luxury kitchen/dining room with french doors providing access to the garden, a wide range of contemporary bespoke gloss wall and base units with complementary Quartz work surfaces, Rose Gold mirrored splashbacks, Amtico flooring, and high quality modern appliances including a Bosch WiFi enabled smart oven, Bosch Wifi enabled 6 ring smart induction hob, SMEG large capacity (double size) side by side Fridge and Freezer, SMEG dishwasher, and Blanco double bowl sink with Quooker boiling water tap; and a utility room with stainless steel sink with mixer tap over, plumbing and electrics for both a washer and dryer, and gloss base units and gloss floor to ceiling cupboard providing additional useful storage. Please note all fitted blinds and curtains on the ground floor are included in the sale.

On the first floor is a spacious landing with adjacent double storage cupboard, and three double bedrooms all with New England style shutters with integrated black-out blinds, with the spacious dual aspect principal bedroom benefiting from large mirrored wardrobes, and an ensuite bathroom with walk in shower, mirrored wall cabinet, chrome heated towel rail, and attractive gloss white wall and floor tiles. Also located on this floor is a family bathroom featuring bath with shower over, glass shower screen, chrome heated towel rail, wall to wall mirror, and attractive wall and floor tiling.

To the front is a garden area with mature plants and shrubs, a driveway providing parking for several cars, EV charger, and extra width garage. To the rear is a good-sized south facing private garden mainly laid to lawn, with a large patio ideal for outdoor entertaining and additional area of decking. The property also benefits from plenty of visitor parking.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

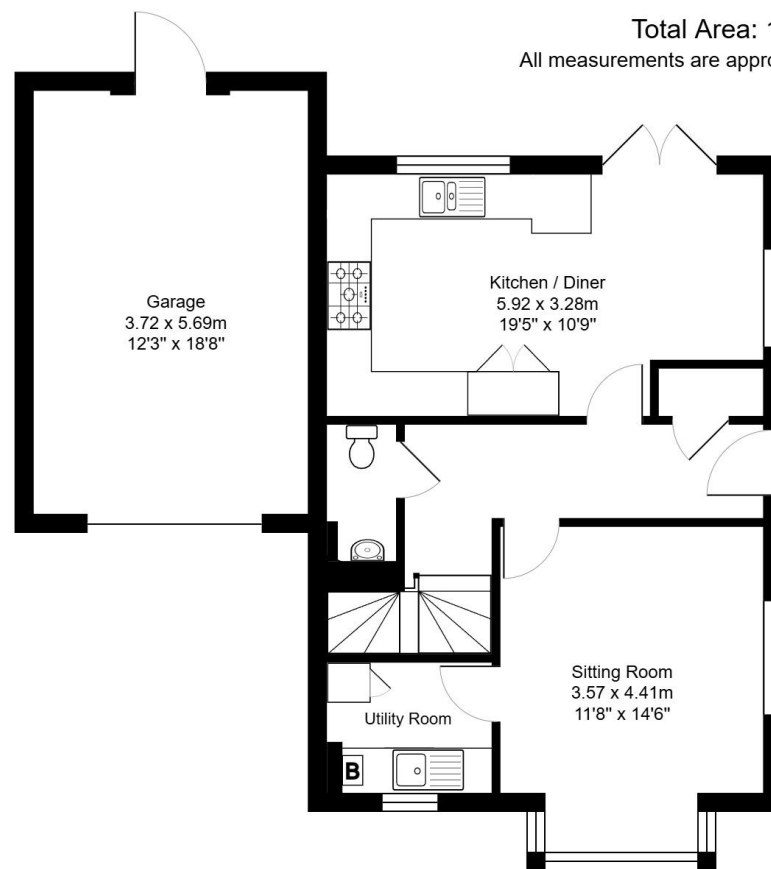
Council tax band: E

Current EPC Rating: B

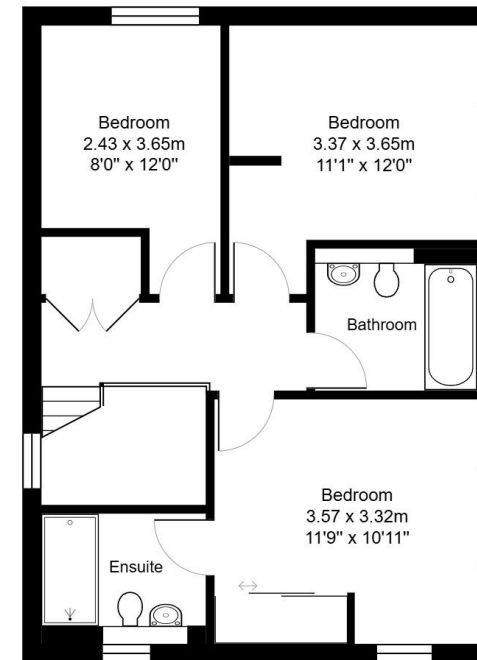


01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

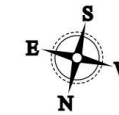


Ground Floor
Area: 73.9 m² ... 795 ft²



First Floor
Area: 49.7 m² ... 535 ft²

Total Area: 123.6 m² ... 1330 ft²
All measurements are approximate and for display purposes only.





01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk