



**Connells**

Golding Road  
Tunbridge Wells



# Golding Road Tunbridge Wells TN2 3FN

For Sale Offers In Excess Of  
**£415,000**



## Property Description

Nestled within the highly desirable Knights Wood development on the outskirts of Tunbridge Wells, this exquisite two-bedroom semi-detached home offers the perfect blend of elegance and modern convenience. The home is ideally positioned for both commuters and those seeking a tranquil retreat. Inside, the property boasts a beautifully appointed kitchen/dining area featuring premium NEFF appliances, a light-filled and spacious lounge, and a stylish downstairs cloakroom. Upstairs, two generously proportioned double bedrooms provide a haven of comfort, complemented by a contemporary family bathroom. Beyond its doors, a charming walled garden offers a private, low-maintenance sanctuary, while two allocated parking spaces complete this exceptional offering. A home that truly combines sophistication, practicality, and location (perfect for those who appreciate life's finer details).

## Ground Floor

### Entrance Hall

### Cloakroom

### Kitchen/Dining Room

### Lounge

## First Floor

## Landing

### Bedroom One

### Bedroom Two

### Bathroom

## Outside

### Allocated Parking For Two Cars

### Front Gardens

### Rear Garden

## Additional Upgrades

- Integrated Neff fridge/freezer
- Integrated Neff dishwasher
- Neff fan oven
- Neff with four ring gas burner
- Amtico flooring within the kitchen/dining room, downstairs cloakroom and entrance hall
- Fully landscaped garden with patio & astro turfed
- Villeroy & Boch sanitary ware throughout
- Built-in wardrobes to master bedroom
- Premier guarantee still remaining

## Location

Golding Road is situated within the highly desirable Knights Wood development in Royal Tunbridge Wells, Kent. This tranquil residential area offers a harmonious blend of suburban peace and convenient access to local amenities and transport links.

#### By Train:

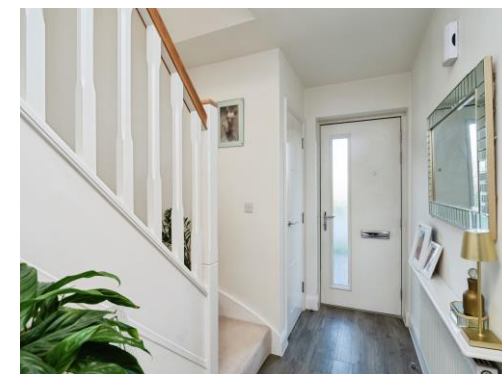
The nearest train station is High Brooms, approximately 1.3 miles from Golding Road. From there, Southeastern trains provide regular services to London Bridge, Charing Cross, and Cannon Street, with journey times under an hour. Tunbridge Wells mainline station is also within easy reach, approximately 2.8 miles away.

#### By Car:

For those traveling by car, the A21 is easily accessible, linking to the M25 and wider motorway network. This provides convenient routes to London and the South Coast.

#### By Bus:

For those looking to travel by bus, the development benefits from buses Tunbridge Wells and an exclusive shuttle bus direct to Tonbridge Train Station for those looking to commute to London.



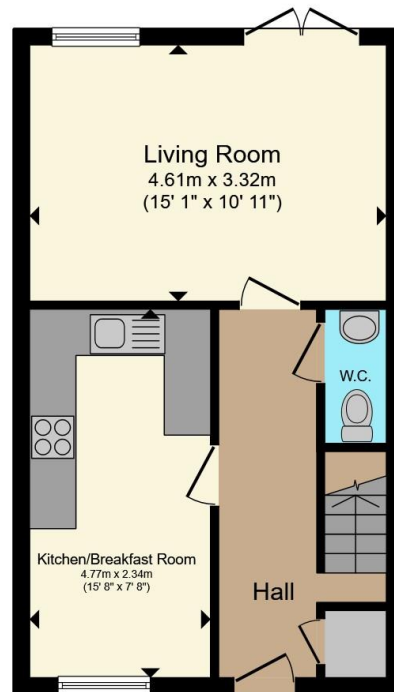




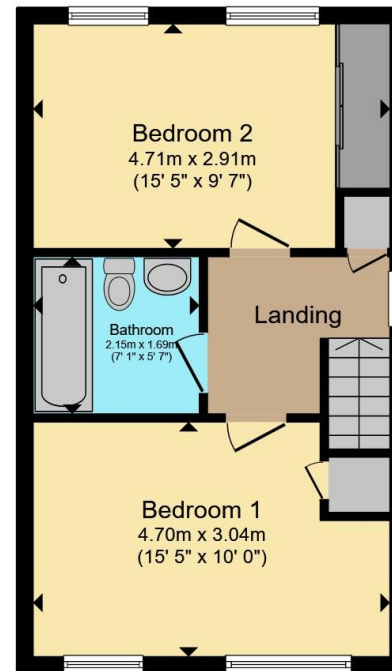








**Ground Floor**



**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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5 Vale Road  
TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL406434](http://connells.co.uk/Property/TWL406434)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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