



Connells

Golding Road
TUNBRIDGE WELLS

Golding Road TUNBRIDGE WELLS TN2 3FP

for sale offers in excess of
£580,000



Property Description

Nestled within the prestigious Knights Wood development, this beautifully presented three-bedroom semi-detached home offers a harmonious blend of modern design and everyday convenience. Just a short stroll from the local shop and the highly regarded Skinners Primary School, this property is perfectly positioned for family living. With the added benefit of two dedicated off-road parking spaces adjacent to a private rear garden, this home is a true gem.

Accommodation

Step into a welcoming entrance hall, complete with a handy understairs storage cupboard. The ground floor unfolds into a bright and airy dual-aspect living room, where two sets of elegant French doors invite natural light and garden views. A stylish cloakroom with WC adds practicality, while the open-plan kitchen/diner creates a sociable heart of the home—ideal for hosting gatherings or enjoying relaxed family meals.

Upstairs, the first-floor landing leads to a serene principal bedroom featuring fitted wardrobes and a sleek en-suite shower room. Two further generously sized double bedrooms and a contemporary family bathroom complete the upper level. The property benefits from gas-fired central heating and double glazing throughout, ensuring comfort in every season.

Outside

The rear garden is a private sanctuary—low maintenance and thoughtfully designed, with

gated access to two allocated parking spaces. Whether you're enjoying a quiet morning coffee or entertaining guests.

Ground Floor Entrance Hall

Cloakroom

Utility Room

7' 1" Max x 4' 8" Max (2.16m Max x 1.42m Max)

Kitchen/Breakfast Room

18' 6" Max x 9' 7" Max (5.64m Max x 2.92m Max)

Lounge

11' Max x 18' 8" Max (3.35m Max x 5.69m Max)

First Floor
Landing

Bedroom One

12' 9" Max x 11' 1" Max (3.89m Max x 3.38m Max)

En-Suite

Bedroom Two

12' 6" Max x 11' 6" Max (3.81m Max x 3.51m Max)

Bedroom Three

11' 3" Max x 10' 5" Max (3.43m Max x 3.17m Max)

L-shape

Bathroom

Outside

Allocated Parking For Two Cars

Front Gardens

Rear Garden

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, about 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.









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.focalagent.com

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T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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