



7 Herald Gardens
Tunbridge Wells, Kent

An immaculately presented family home which is light and airy throughout with drive, garage, 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 £585,000 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'.

The home is arranged over two floors and includes, on the ground floor; a large entrance hall with Amtico flooring and adjacent downstairs w/c; a spacious dual aspect living room (extending to over 20ft) with box bay window providing a good deal of natural light; a good-sized kitchen/breakfast room with Amtico flooring, French doors providing access to the private garden, a wide range of contemporary gloss wall and base units with complementary work surfaces, Neff appliances including 4 ring hob with glass splashback and extractor, oven, full size fridge and freezer, dishwasher, and washing machine, stainless steel 1 ½ bowl sink and drainer with mixer tap over, with the room benefiting from an adjacent good-sized storage cupboard.

On the first floor is a spacious landing with adjacent double storage cupboard, and three good sized double bedrooms two of which having fitted wardrobes, and with the principal bedroom benefiting from an ensuite bathroom featuring large walk-in shower, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall and floor tiling. Also on this floor is a well-appointed family bathroom featuring bath with shower over, low level w/c, wash basin with mixer tap over, mirrored wall mounted medicine cabinet, stainless steel heated towel rail, and attractive wall and floor tiling.

To the front is a garden laid to lawn with mature plants and shrubs, a driveway for two cars and garage (with plasterboard walls and power so could be utilised for additional space). To the rear is a good-sized private garden mainly laid to lawn, with a large patio and separate decked area both of which are ideal for outdoor entertaining.

The property also benefits from plenty of visitor parking, and, for the commuter, a shuttle bus operates to Tonbridge mainline station.

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

Property address: Postcode TN2 3FQ

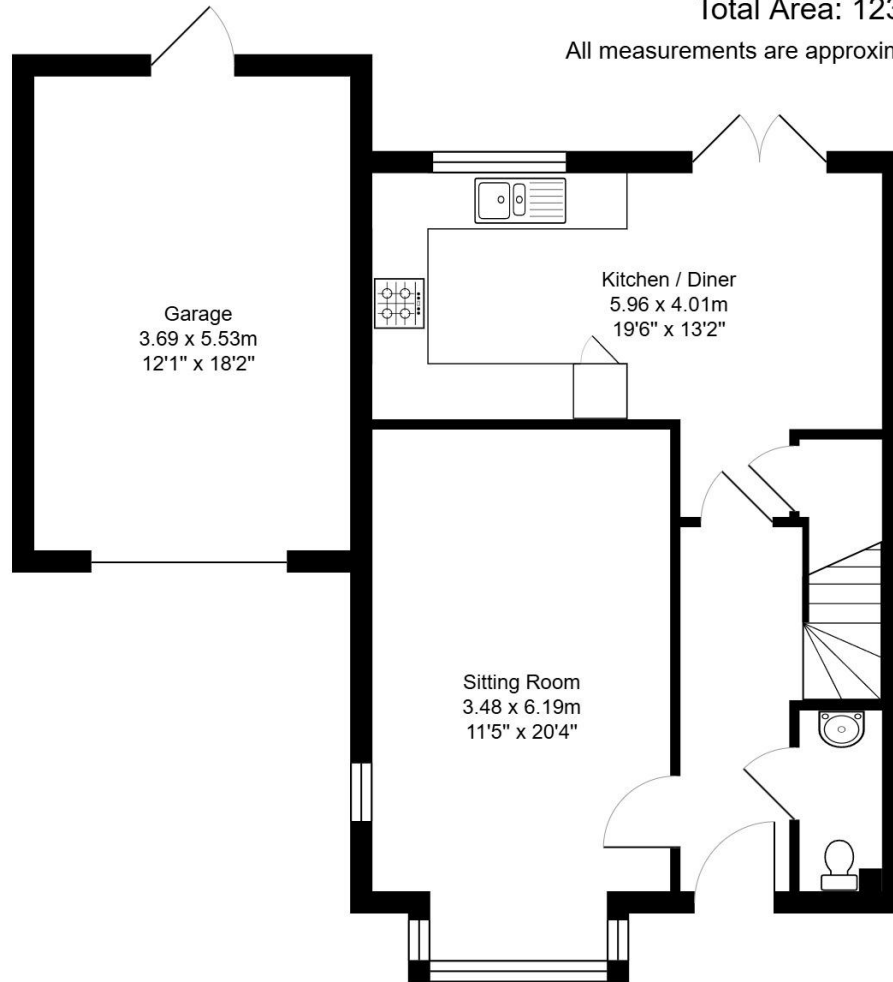


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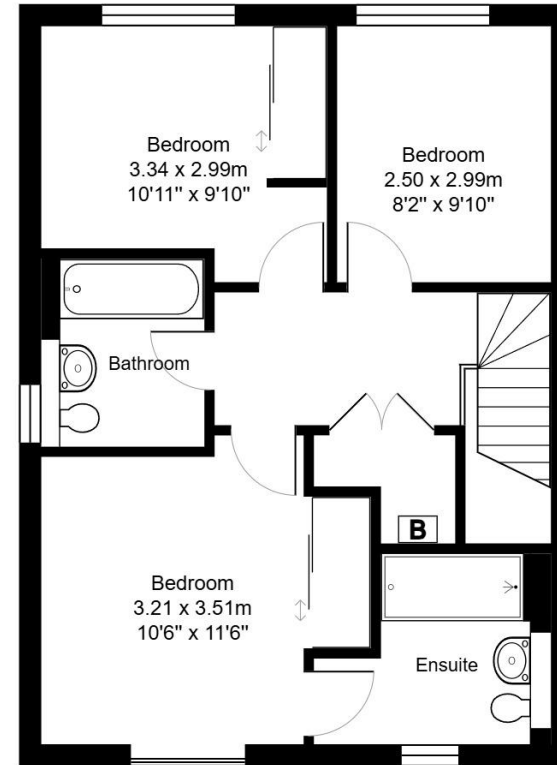
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Total Area: 123.3 m² ... 1327 ft²

All measurements are approximate and for display purposes only.



Ground Floor
Area: 73.2 m² ... 787 ft²



First Floor
Area: 50.1 m² ... 540 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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