



37 Herald Gardens
Tunbridge Wells, Kent



Positioned within the highly sought-after Knights Wood development, this exceptional three-bedroom semi-detached residence has been meticulously curated to offer an unparalleled standard of turn-key luxury, benefiting from a landscaped private garden with the emphasis on low-maintenance architectural elegance.

Guide Price £595,000 Freehold

Situation:

The property is situated in the convenient and sought after 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:

This spacious and immaculately presented property has been tastefully improved by the current owners to create a truly stand out and elegant family home, which has a modern, clean, and crisp feel throughout. Every inch of this home boasts pristine, design-forward decor that entirely removes the stress and cost of post-purchase renovations. Truly future-proofed, the property features a premium sustainability package including an advanced solar panel matrix paired with a 5kW battery storage system, alongside a Ohme smart EV home charger—offering the incoming owner significantly reduced running costs.

The home is arranged over two floors and includes, on the ground floor; a large entrance hall with Amtico flooring with adjacent under stairs bespoke storage solution; a spacious living room extending to over 18ft (5.55m) with plush carpeting and box bay window to the front 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 Silestone work surfaces, 1 ½ bowl stainless steel sink and drainer with mixer tap over, Bosch induction hob and Neff appliances including oven, microwave/grill, full size fridge and freezer, and dishwasher; a good sized utility room with plumbing for both a washing machine and separate dryer: and adjacent downstairs w/c.

On the first floor is a spacious landing with adjacent useful storage cupboard, and three good sized double bedrooms two of which benefiting from mirrored fitted wardrobes, 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 with additional fitted mirror, stainless steel heated towel rail, and attractive wall and floor tiling.

To the front is a garden mainly laid to lawn with mature plants and shrubs and bordered by hedgerow providing a good sense of seclusion, a driveway providing parking for several cars, and a carport. The ground floor flows seamlessly into a masterfully landscaped rear garden designed with an emphasis on low-maintenance architectural elegance. This sophisticated outdoor space acts as a seamless extension of the interior living area and is perfectly optimised for alfresco dining, evening entertaining, and relaxed modern living. The property also benefits from plenty of visitor parking, and, for the commuter, a shuttle bus operates to Tonbridge mainline station.

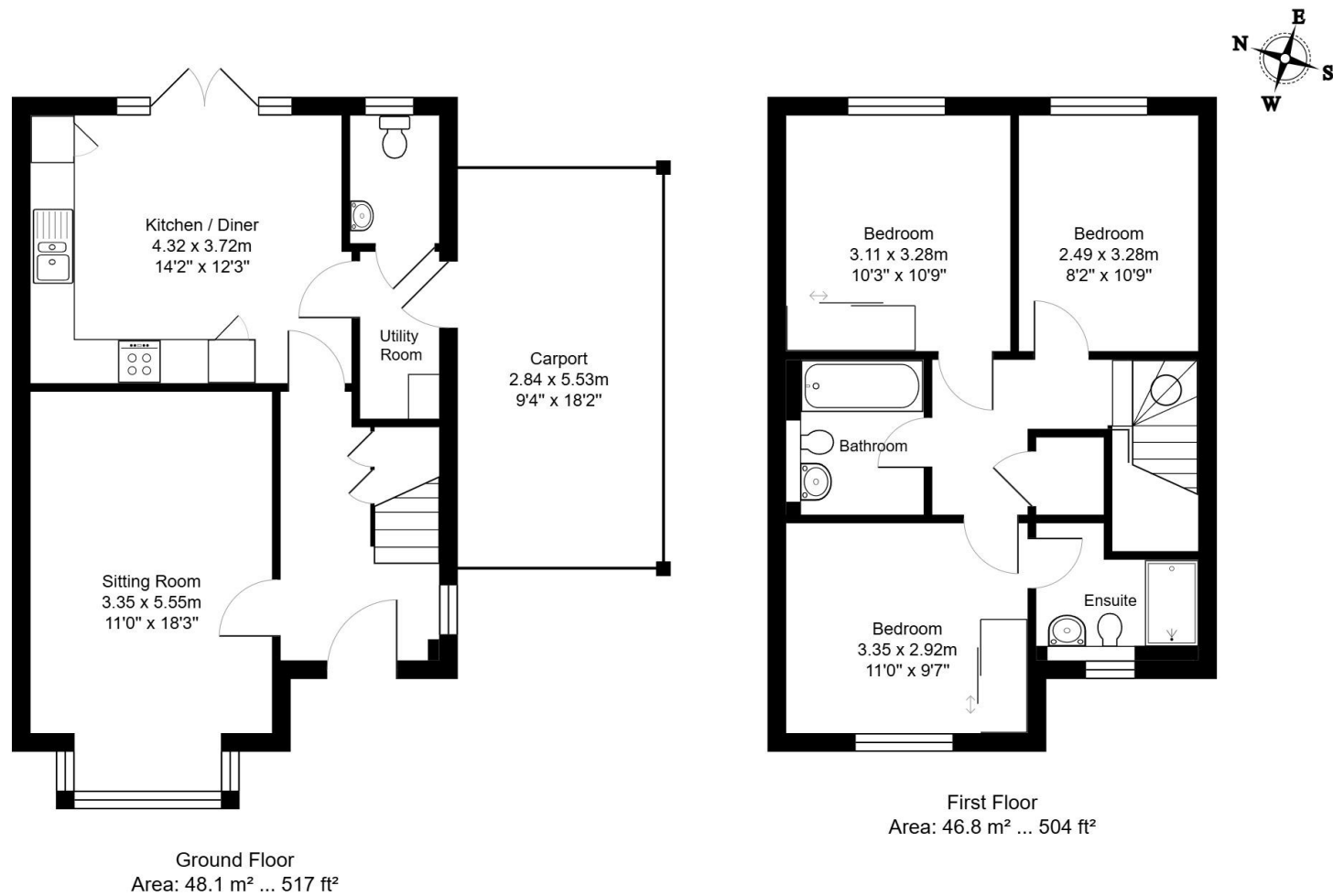
Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: E

Current EPC Rating: B
Property address: Postcode TN2 3FQ
Estate Charge: £450pa



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



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