



Connells

Golding Road
TUNBRIDGE WELLS



Property Description

Sympathetically designed within flawless attention to details and built in 2017 and recently refreshed throughout, this contemporary property offers a high-quality finish with thoughtful upgrades that set it apart. Designed with modern living in mind, the home features clean lines, practical touches, and a calm, neutral décor that creates a welcoming and move-in-ready environment.

Subtle enhancements include recessed TV areas with hidden cabling for a sleek, uncluttered look, built-in ceiling speakers in the living room for a seamless audio experience, and well-placed exterior lighting and outdoor power points to make the most of the garden space.

The ground floor comprises a bright entrance hall with a cleverly integrated wooden under-stairs bed for pets, a cloakroom, a well-designed kitchen/breakfast room, and a spacious living room with French doors opening directly to the low-maintenance rear garden-perfect for relaxed outdoor living.

Upstairs, the property offers two double bedrooms, one with a fitted triple wardrobe, and a modern bathroom complete with a shower over the bath.

Externally, the property benefits from side and rear access, a fully paved rear garden with a garden shed, and parking for two cars on the private driveway, plus an additional allocated space opposite the home.

Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining Room

15' 10" Max x 7' 10" Max (4.83m Max x 2.39m Max)

Lounge

14' 10" Max x 10' 10" Max (4.52m Max x 3.30m Max)

First Floor

Bedroom One

13' 7" Max x 9' 6" Max (4.14m Max x 2.90m Max)

Bedroom Two

15' 6" Max x 9' 11" Max (4.72m Max x 3.02m Max)

Bathroom

Outside

Driveway

Rear Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









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

To view this property please contact Connells on

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

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406356



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406356 - 0006