



**HERALD GARDENS**  
**TUNBRIDGE WELLS - £625,000**





51 Herald Gardens  
Tunbridge Wells, TN2 3FQ

One Of The Best Locations Within This Popular Development - Entrance Hall - Downstairs Cloakroom - Generous Sitting Room - Well Equipped Kitchen/Dining Room With Appliances - Spacious First Floor Landing With Built-In Storage - Principal Bedroom With En-Suite Shower Room - Two Further Good Sized Bedrooms - Family Bathroom - Driveway & Garage - Private Rear Gardens - Gas Central Heating - Double Glazing

This beautifully presented three bedroom semi detached home is situated in one of the best positions being set back from the road and enjoying private rear gardens. The home itself benefits from a wide range of contemporary finishes and design features with generous off-road parking and a large garage. Other features include a well equipped kitchen/dining room with fitted appliances, downstairs cloakroom, 'Amtico' wood effect flooring and a good sized sitting room with bay window. At first floor the main bedroom has an en-suite shower with the remaining two double bedrooms having use of a family bathroom. There is a gas central heating system via radiators, and the double glazed windows have been fitted with attractive plantation style shutters.

The accommodation comprises, part glazed entrance door to:

**ENTRANCE HALL:**  
'Amtico' wood effect flooring, radiator.

**DOWNSTAIRS CLOAKROOM:**  
White wall mounted wash hand basin with mixer tap, low level WC, 'Amtico' wood effect flooring, extractor fan.

**LIVING ROOM:**  
Bay window to front with plantation style shutters, further window to side also with shutters. Power points, telephone point, media points, fitted carpet.





**KITCHEN/DINING ROOM:**

Fitted with an attractive range of wall and base units with worksurfaces over. Stainless steel one and a half bowl single drainage sink unit. Induction hob with glass splashback and filter hood, electric oven and microwave. Integrated fridge/freezer, dishwasher and washer/dryer. Rear window with shutters and double glazed French doors opening to the rear garden. 'Amtico' wood effect flooring, single radiator, ceiling down lights, large built in storage cupboard.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:**

Power points, large built-in double cupboard/wardrobe, access to loft space, part boarded for storage.

**BEDROOM 1:**

Full height window to front with shutters and benefiting from partial forward views, single radiator, built-in double wardrobe with mirrored doors.

**EN-SUITE SHOWER ROOM:**

Large shower cubicle with glass doors and plumbed in shower, wall mounted wash hand basin, low level WC, wall mirror cabinet, chrome towel rail/radiator. Full height window to front with fitted shutters.

**BEDROOM 2:**

Window to rear with shutters, single radiator, built-in double wardrobe with mirrored sliding doors.

**BEDROOM 3:**

Window to rear with shutters, power points, radiator.

**BATHROOM:**

Panelled bath with mixer tap and plumbed in shower over, wall mounted wash hand basin, low level WC, large wall mirror, chrome towel rail/radiator, tiled floor. Window to rear with shutters.

**OUTSIDE REAR:**

A large paved patio area leads to the garden being mainly laid to lawn with well stocked flower and shrub borders, fence for privacy, outside light.



#### OUTSIDE FRONT:

A driveway leads to the property's entrance and provides off road parking for several vehicles. Garage with up and over door, internal power and light, personal door to garden.

#### TENURE:

Freehold

Service Charge - currently £450.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

#### COUNCIL TAX BAND:

E

#### VIEWING:

By appointment with Wood & Pilcher 01892 511211

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

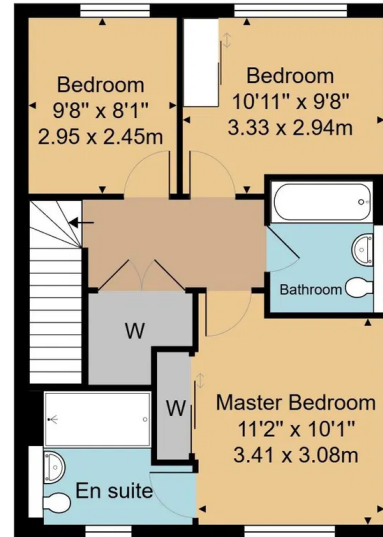
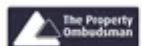
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Email:

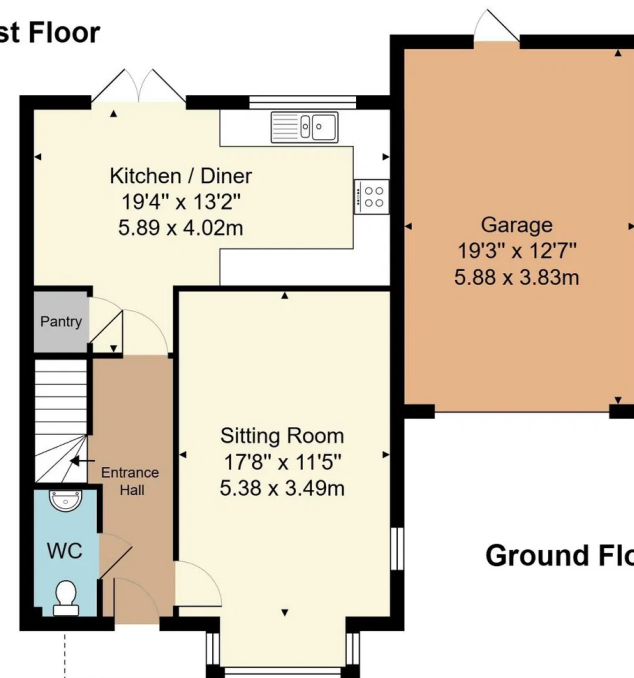
[tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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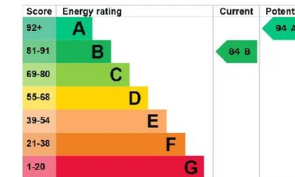
**First Floor**



**Ground Floor**

House Approx. Gross Internal Area  
1082 sq. ft / 100.6 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1337 sq. ft / 124.2 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.