



Golding Road Tunbridge Wells TN2 3FP

for sale offers in excess of
£395,000



Property Description

Tucked away within the prestigious Knights Wood development on the tranquil fringes of Tunbridge Wells, this enchanting two-bedroom residence offers a harmonious blend of refined elegance and contemporary living.

From the moment you arrive, the home's setting evokes a sense of calm retreat - yet it remains wonderfully connected for those who travel, work, or simply enjoy the ease of modern convenience.

Step inside to discover a beautifully crafted kitchen and dining space, thoughtfully designed and enhanced by premium NEFF appliances, creating the perfect backdrop for everything from morning coffees to intimate dinners.

The adjoining lounge is bathed in natural light, offering a serene and inviting space to unwind, while the stylish downstairs cloakroom adds a touch of everyday luxury.

Ascending to the first floor, two generously sized double bedrooms await - peaceful sanctuaries where comfort and tranquillity come together effortlessly. The chic, contemporary family bathroom completes the upper level, offering a soothing retreat at the end of the day.

Beyond the interior, a charming rear garden provides a private haven - low-maintenance yet full of character - ideal for quiet reflection

afternoons, or al fresco gatherings. An allocated parking space and driveway ensures practicality to match the home's beauty.

Ground Floor

Entrance Hall

Lounge

Kitchen/Dining Room

Downstairs Cloakroom

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Driveway

Rear Garden

Communal Gardens

Additional Upgrades

- Integrated Neff fridge/freezer
- Integrated Neff dishwasher
- Neff fan oven
- Neff washing machine/dryer combo
- Bosch with four ring electric burner
- Amtico flooring within the kitchen/dining room, downstairs cloakroom and entrance hall
- Fully landscaped garden with patio & astro turfed
- Villeroy & Boch sanitary ware throughout
- Built-in wardrobes in both bedrooms

Location

Golding Road lies within the highly coveted Knights Wood development in Royal Tunbridge Wells, Kent—a peaceful enclave where modern living meets the tranquillity of beautifully landscaped surroundings. This delightful residential setting offers a serene suburban atmosphere while still providing effortless access to everyday amenities and excellent transport connections.

By Train:

High Brooms Station, approximately 1.3 miles from Herald Gardens, offers regular Southeastern services to London Bridge, Charring Cross, and Waterloo East, with journey times typically under an hour—perfect for the daily commuter seeking both comfort and convenience. Tunbridge Wells Mainline Station, approximately 2.8 miles away, provides an additional gateway into London and the wider rail network.

By Car:

For motorists, the nearby A21 offers swift connectivity to the M25 and the broader

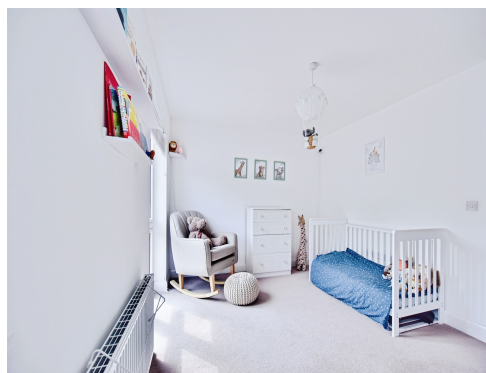
motorway system, creating smooth routes to London, the South Coast, and beyond.

By Bus:

The development is also well-served by local bus routes into Tunbridge Wells, while an exclusive residents' shuttle provides direct access to Tonbridge Train Station—an invaluable benefit for those commuting to London and seeking a stress-free start to the day.

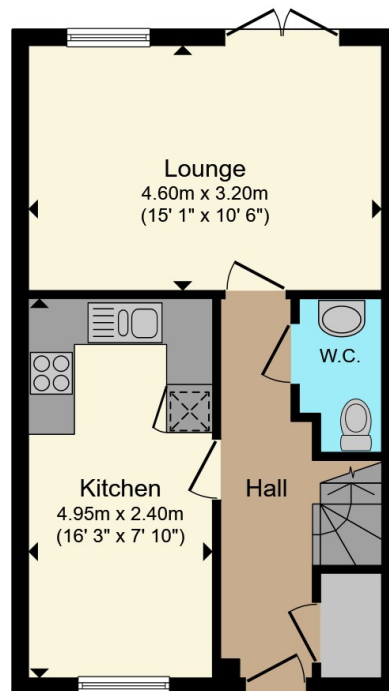
Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

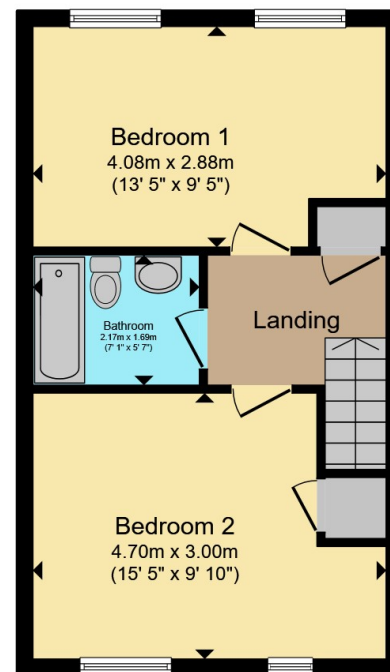








Ground Floor



First Floor

Total floor area 75.9 m² (817 sq.ft.) approx

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.propertybox.io

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406966



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