



32 Herald Gardens, Tunbridge Wells, TN2 3FQ.

Jack Charles

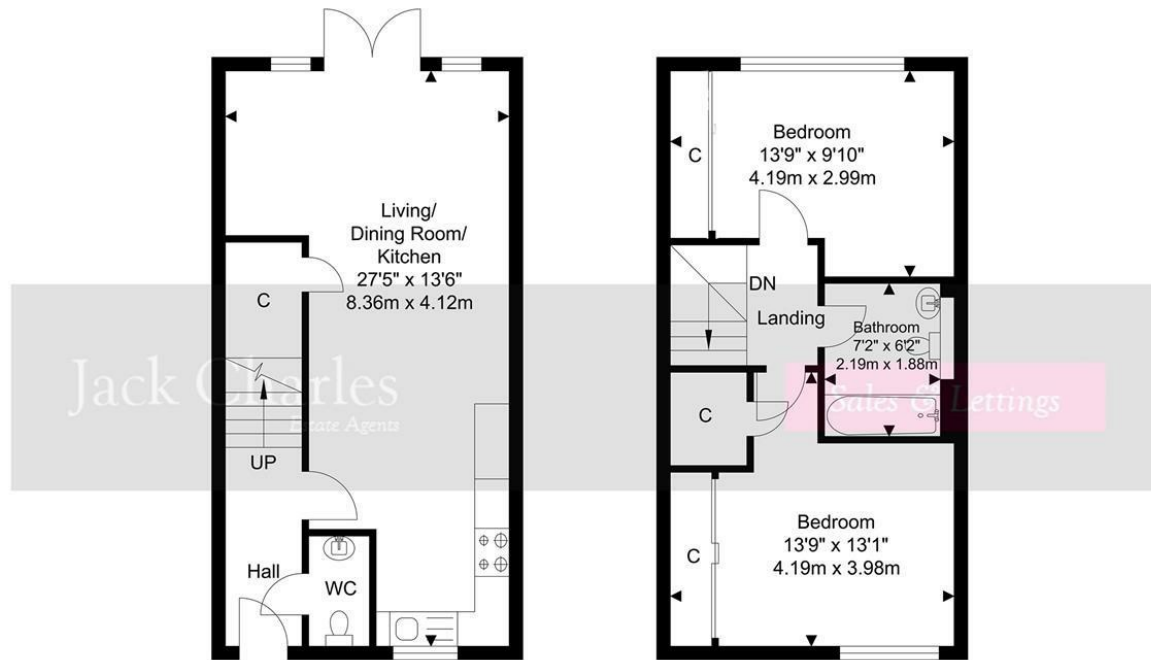
Asking price £395,000

Jack Charles
Estate Agents

Sales & Lettings

- Well Presented Home
- Super Open Plan Kitchen/dining/Family Room
- Garden
- Two Double Bedrooms
- Cloakroom/WC
- Parking
- Large Boarded Loft Space With Scope
- First Floor Bathroom
- Shuttle Commuter Bus To Tonbridge Station

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
370.70 SQ.FT.
(34.44 SQ.M.)

First Floor
Approximate Floor Area
370.70 SQ.FT.
(34.44 SQ.M.)

TOTAL APPROX FLOOR AREA 741.41 SQ.FT. (68.88 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented home, situated in a popular residential location. Built in 2019, the property offers well proportioned accommodation arranged over two floors and is presented in excellent order throughout. The ground floor comprises an entrance hall, cloakroom/WC and a superb open plan kitchen, dining and living space, creating a bright and sociable environment for modern living. French doors open directly onto the rear garden, whilst a useful under stairs storage cupboard is complemented by additional hidden under stairs storage, providing excellent practical space. To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, together with a contemporary family bathroom with shower over the bath. A particular feature of the property is the large boarded loft space, which offers excellent storage and provides fantastic scope for conversion, subject to the necessary planning consents and building regulations. Outside, the property enjoys a low maintenance rear garden with paved seating areas and artificial lawn, along with rear access to the parking area providing allocated and visitor parking

Location

Located in the highly sought after area of Tunbridge Wells. The property is situated on the popular development of Knights Park with Tunbridge Wells town centre and its extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.





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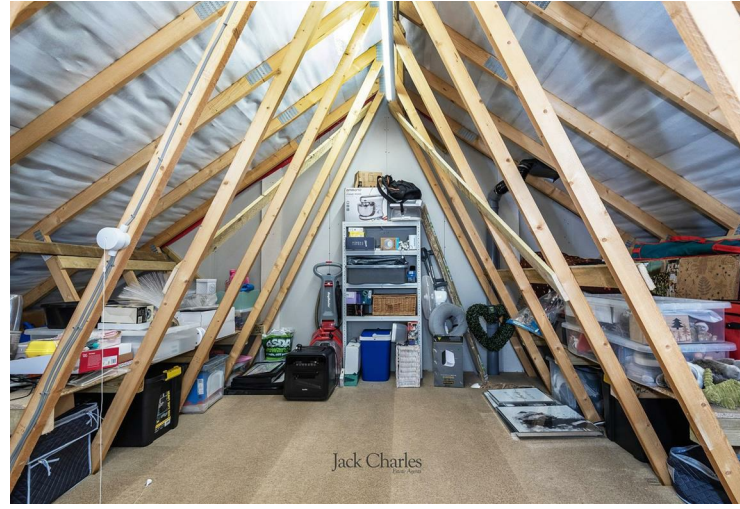
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