



GOLDING ROAD

TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

3 Golding Road
Tunbridge Wells, TN2 3FN

Entrance Hall - Downstairs Cloakroom - Separate Utility Room - Large Sitting Room - Well Appointed Kitchen/Dining Room With French Doors Opening Onto A Large Raised Terrace Overlooking The Garden - Principal Bedroom With En-Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Enclosed Rear Garden - Gas Central Heating - Double Glazing - Off Road Parking Leading To Good Size Garage - Sought After Knights Wood Development - No Forward Chain - Verisure Alarm System

Set within this very popular development occupying an elevated position is where you will find this three double bedroom detached home which is being offered with the benefit of being vacant with no forward chain. This property known as the 'Sunburst' was constructed by Dandara Homes with the benefit of the remaining years of the NHBC guarantee. This is one of only five of this style built which has features including an 18'8" sitting room with French doors heading out to the terrace, a well appointed kitchen/dining room complete with appliances, as well as a useful utility room and separate cloakroom. All three bedrooms are doubles with the main bedroom having an en-suite shower room. There is a good size garage with electric door and EV charging point and driveway providing off-road parking. The enclosed rear garden is well stocked with shrubs and plants and a patio and raised terrace which are well positioned to enjoy the sun. The property has gas fired central heating via radiators and double glazed windows. With properties being extremely sought after within the Knights Wood development, and in light of the very realistic asking price, we have no hesitation in recommending interested buyers view without delay.

The accommodation comprises, solid entrance door with side window to:

ENTRANCE HALL:

Ceiling downlights, single radiator, power point.

UTILITY ROOM:

Built-in worktop and wall and base units, space for washing machine and tumble dryer, single radiator, 'Vaillant' wall mounted gas fired boiler, Amtico wood effect flooring. Window to front and door to side with fitted blind. Door to:



DOWNSTAIRS CLOAKROOM:

Fitted with a white low level WC, vanity wash hand basin with waterfall tap. Single radiator, Amtico wood effect flooring, extractor fan, ceiling downlights. Window to side.

SITTING ROOM:

A generous double aspect room with ceiling downlights, single radiator, power point, media points, wall lighting. Window to front with fitted blind and double glazed French doors opening onto the rear terrace.

KITCHEN/DINING ROOM:

Kitchen Area: Fitted with an upgraded range of white high gloss wall and base units with granite worktops and splashbacks. Under worktop double bowl sink with mixer tap. Integrated fridge/freezer, dishwasher, electric oven and gas hob with filter hood above. Peninsula breakfast bar with granite worktop, glazed display cabinet. Amtico wood affect flooring, single radiator, ceiling downlights, TV point, power point. Window to rear and double glazed French doors with fitted blinds leading to the rear terrace.

Stairs from the entrance hall lead to **FIRST FLOOR LANDING:**

Window to front, power point, large walk-in cupboard with shelving, access to loft space.

PRINCIPAL BEDROOM:

Wood effect flooring, single radiator, built-in double wardrobe with mirror sliding doors. Double glazed French doors to a Juliet balcony with glass balustrade.

EN-SUITE SHOWER ROOM:

Fitted with a large shower cubicle with plumbed in shower, WC, wash hand basin with mixer tap and cupboards beneath. Part tiled walls, tiled floor, chrome towel rail/radiator, ceiling downlights, extractor fan. Window to rear.

BEDROOM 2:

Window to rear, single radiator, power point, TV point, built-in triple wardrobe.

BEDROOM 3:

Window to front, power point, single radiator, built in double wardrobe.



BATHROOM:

White suite comprising of a panelled bath mixer tap and wall shower fitment, low level WC, wash hand basing with mixer tap and cupboards beneath. Part tiling to walls, tiled floor, ceiling downlights, extractor fan, chrome towel rails/radiator, shaver point. Window to rear.

OUTSIDE REAR:

A large, paved terrace with brush steel and glass balustrade runs across the whole width of the property and steps lead down to the garden being laid as artificial grass for ease of maintenance, raised borders are well stocked with a variety of shrubs, plants and trees, fencing to boundary to provide privacy.

OUTSIDE FRONT:

To the front of the house there is a neat slate chipped garden with hedge. Driveway providing off-road parking and an electrical car charging point. Access to the garage which has been upgraded with electric roller door, loft storage, internal power and lighting. One wall has been plastered offering potential for conversion into a gym or workspace, subject to consent, personal door to garden. Wrought iron gate giving side access.

TENURE: Freehold

Estate Service Charge - currently £500.00 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

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.



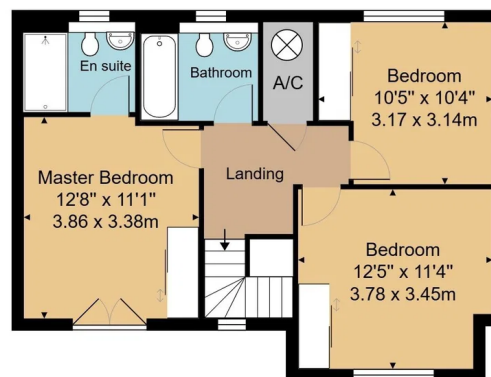
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email:

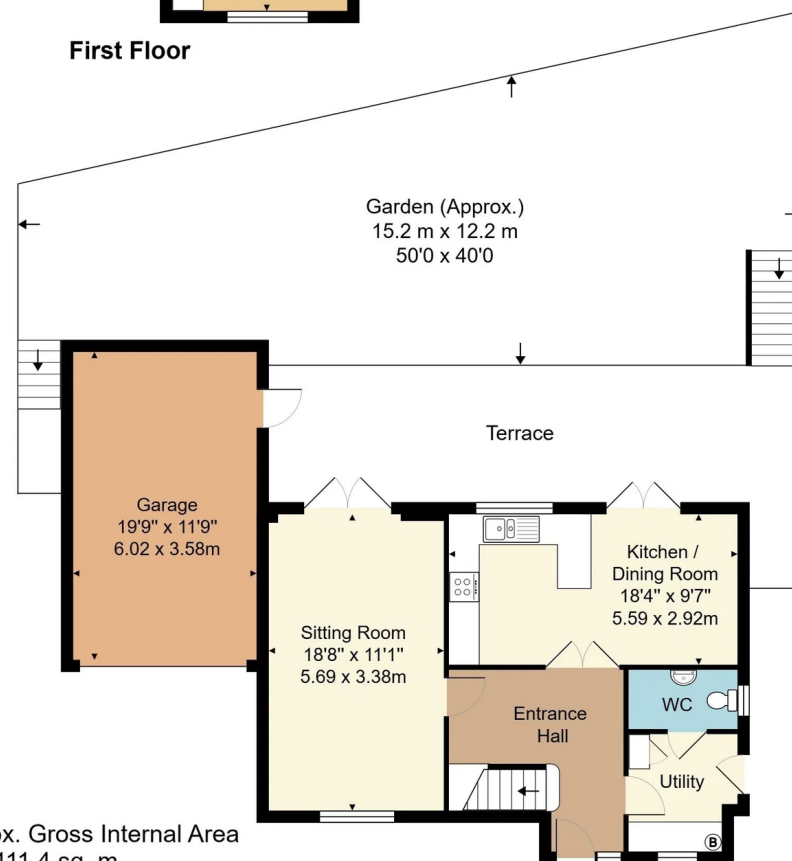
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

House Approx. Gross Internal Area
1199 sq. ft / 111.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1432 sq. ft / 133.1 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.