



32 Herald Gardens, Tunbridge Wells, TN2 3FQ.

Jack Charles

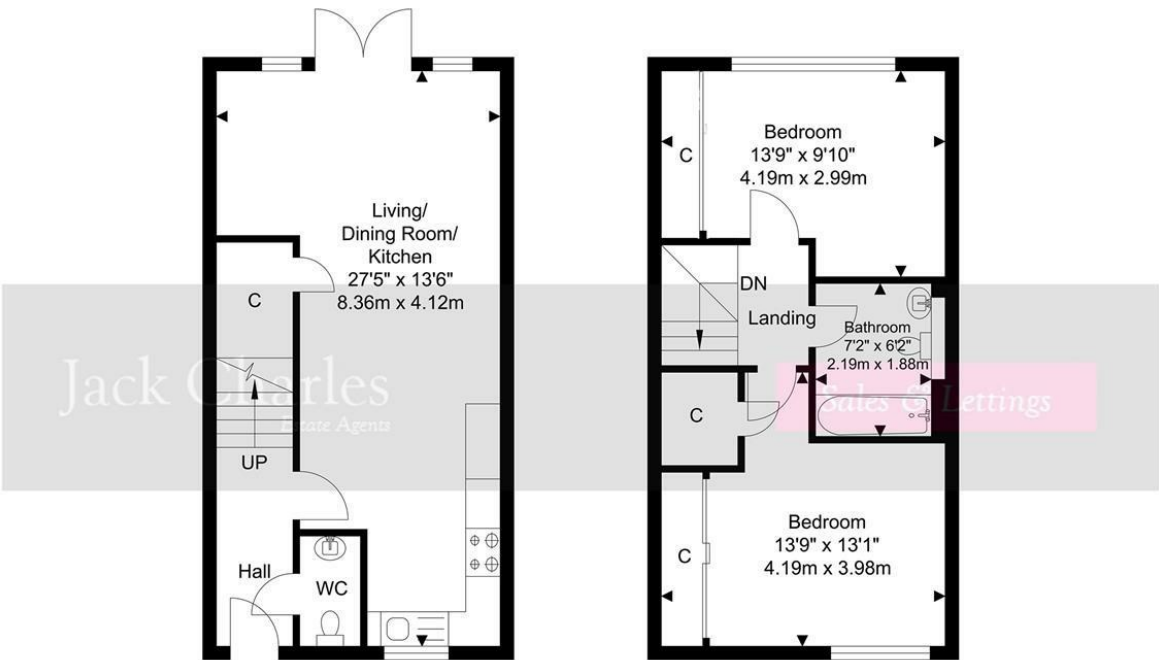
Guide Price £375,000 - £400,000

Jack Charles
Estate Agents

Sales & Lettings

- OPEN DAY SATURDAY 25th July
- 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

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented home, ideally situated in a popular residential location.

Built in 2019, the property offers well-proportioned accommodation arranged over two floors and is presented in excellent decorative order throughout. The ground floor comprises a welcoming entrance hall, a cloakroom/WC and an impressive open-plan kitchen, dining and living area, creating a bright and sociable space perfectly suited to modern living. French doors open onto the rear garden, while a useful understairs storage cupboard is complemented by additional concealed storage, providing excellent practicality.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, together with a contemporary family bathroom fitted with a shower over the bath.

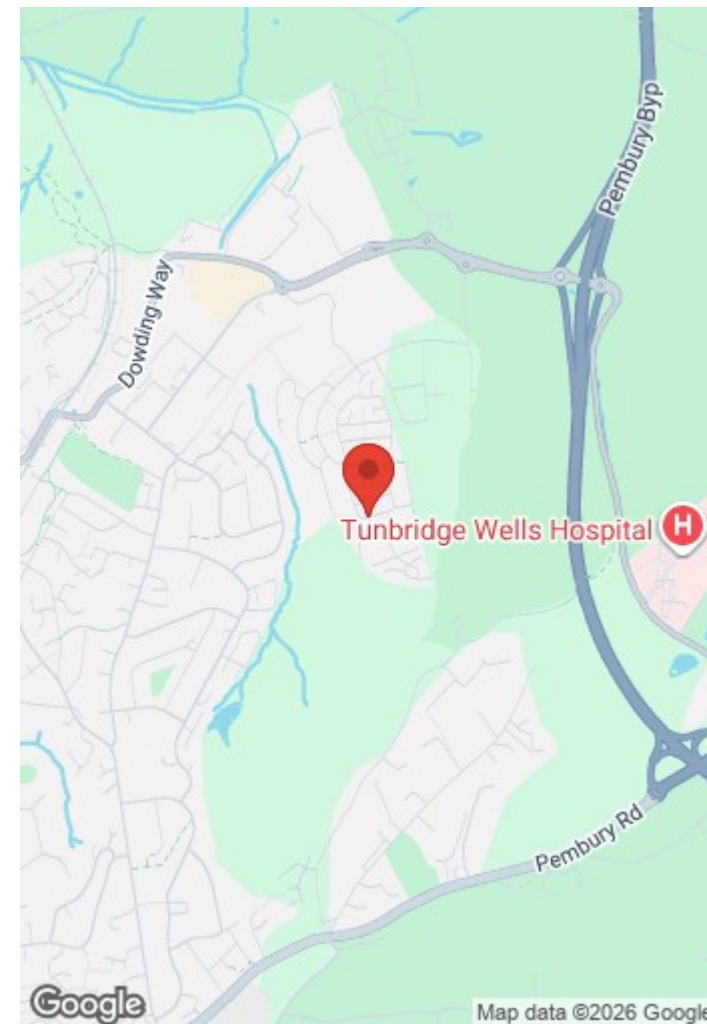
A particular highlight of the property is the spacious, fully boarded loft, offering exceptional storage and exciting potential for conversion into additional living accommodation, subject to the necessary planning permission and building regulations.

Externally, the property enjoys an attractive, low-maintenance rear garden with paved seating areas and an artificial lawn, providing an ideal space for relaxing or entertaining. Rear access leads to the parking area, where the property benefits from an allocated parking space together with additional visitor parking.

Presented in superb condition throughout, this is an ideal first-time purchase, downsize or investment opportunity, and an early viewing is highly recommended.

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.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road Tonbridge Wells Kent TN1 1DQ Tel: (01892) 621 721	191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80	30 London Road Sevenoaks Kent TN13 1AP Tel: (01732) 678 678
--	---	--

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

