

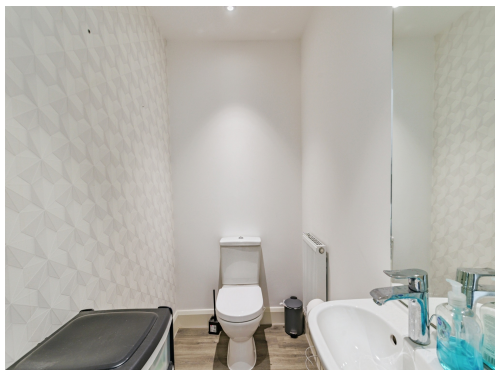


Connells

Golding Road
TUNBRIDGE WELLS

Golding Road TUNBRIDGE WELLS TN2 3FP

For sale Offers in the region of
£550,000



Nestled within the prestigious Knights Wood development, this beautifully presented three-bedroom semi-detached home offers a harmonious blend of modern design and everyday convenience. Just a short stroll from the local shop and the highly regarded Skinners Primary School, this property is perfectly positioned for family living. With the added benefit of two dedicated off-road parking spaces adjacent to a private rear garden, this home is a true gem.

Accommodation

Step into a welcoming entrance hall, complete with a handy understairs storage cupboard. The ground floor unfolds into a bright and airy dual-aspect living room, where two sets of elegant French doors invite natural light and garden views. A stylish cloakroom with WC adds practicality, while the open-plan kitchen/diner creates a sociable heart of the home—ideal for hosting or enjoying relaxed family meals.

Upstairs, the first-floor landing leads to a serene principal bedroom featuring fitted wardrobes and a sleek en-suite shower room. Two further generously sized double bedrooms and a contemporary family bathroom with a pressurised, unvented cylinder complete the upper level. The property benefits from gas-fired central heating and triple glazing throughout, ensuring comfort in every season.

Outside

The rear garden is a private sanctuary—low maintenance and thoughtfully designed, with gated access to two allocated parking spaces. Whether you're enjoying a quiet morning coffee or entertaining guests.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Utility Area

Kitchen/Dining Room

Lounge

First Floor

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Allocated Parking For Two Cars

Front Garden

Rear Garden

Location

Golding Road is situated within the highly desirable Knights Wood development in Royal Tunbridge Wells, Kent. This tranquil residential area offers a harmonious blend of suburban peace and convenient access to local amenities and transport links.

By Train:

The nearest train station is High Brooms, approximately 1.3 miles from Golding Road. From there, Southeastern trains provide regular services to London Bridge, Charing Cross, and Cannon Street, with journey times under an hour. Tunbridge Wells mainline station is also within easy reach, about 2.8 miles away.

By Car:

For those traveling by car, the A21 is easily accessible, linking to the M25 and wider motorway network. This provides convenient routes to London and the South Coast.

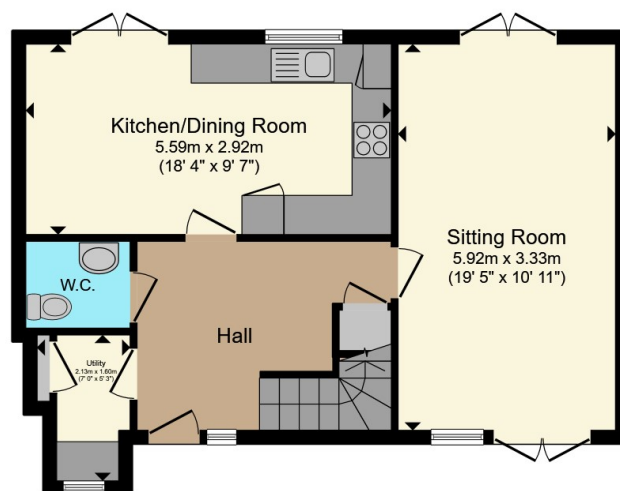
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

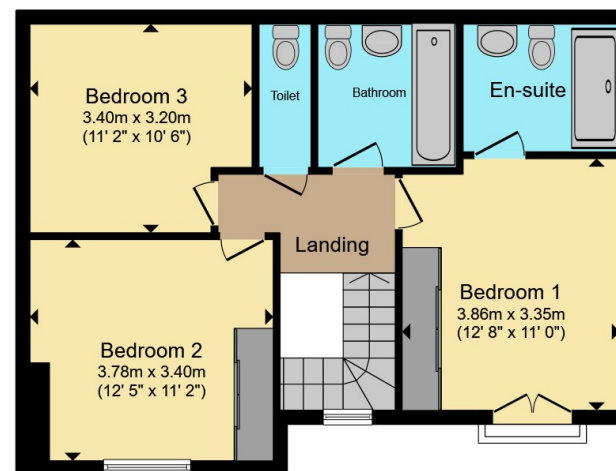








Ground Floor



First Floor

Total floor area 107 sq. m² (1,156 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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To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406969



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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