



Legg & Co
SALES AND LETTINGS

**Golding Road | Knights Wood
Tunbridge Wells | TN2**

THREE BEDROOMS | SEMI DETACHED | PRIVATE GARDEN | DOUBLE CAR PORT | OPEN PLAN KITCHEN DINING ROOM |

ENSUITE TO MASTER BEDROOM

Guide Price £600,000 | Freehold

Legg & Co are delighted to offer for sale this beautifully presented property situated on the desirable first phase of Knights Wood, Tunbridge Wells. This semi detached property offers spacious and naturally light accommodation throughout and comprises: entrance hallway, WC, utility room, open plan kitchen dining room with double doors to garden and fitted appliances and a large double aspect lounge with double doors to garden. To the first floor there is a large Master bedroom with Juliette balcony, floor to ceiling fitted wardrobe and an ensuite shower room. There are two further double bedrooms, a good size family bathroom and a walk in airing cupboard. Outside the property has a good sized rear garden which is very private, has grass and patio areas, rear access to carport and well maintained fence and wall boundaries. There is a double car port at the rear and plenty of visitor parking available. Knights Wood is a superb location from which to enjoy Royal Tunbridge Wells, boasting a Nuffield Health Club, cinema and retail park all located just a short walk away. The town centre provides a fine selection of restaurants, theatres and shops. Knights wood is well located for all local transport links. The local primary and secondary schools are very highly regarded.

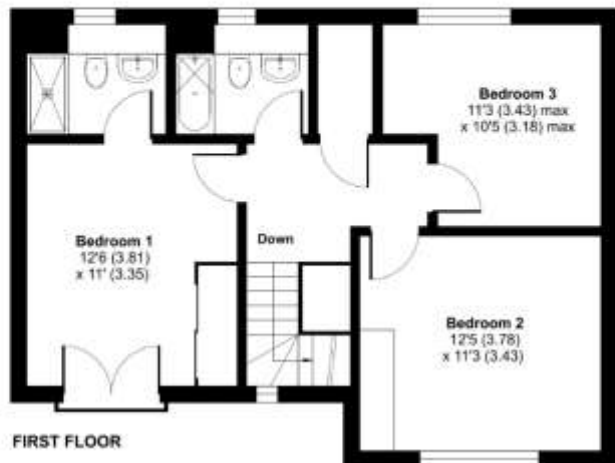




Golding Road, Tunbridge Wells, TN2

Approximate Area = 1168 sq ft / 109 sq m

For Identification only - Not to scale



FIRST FLOOR



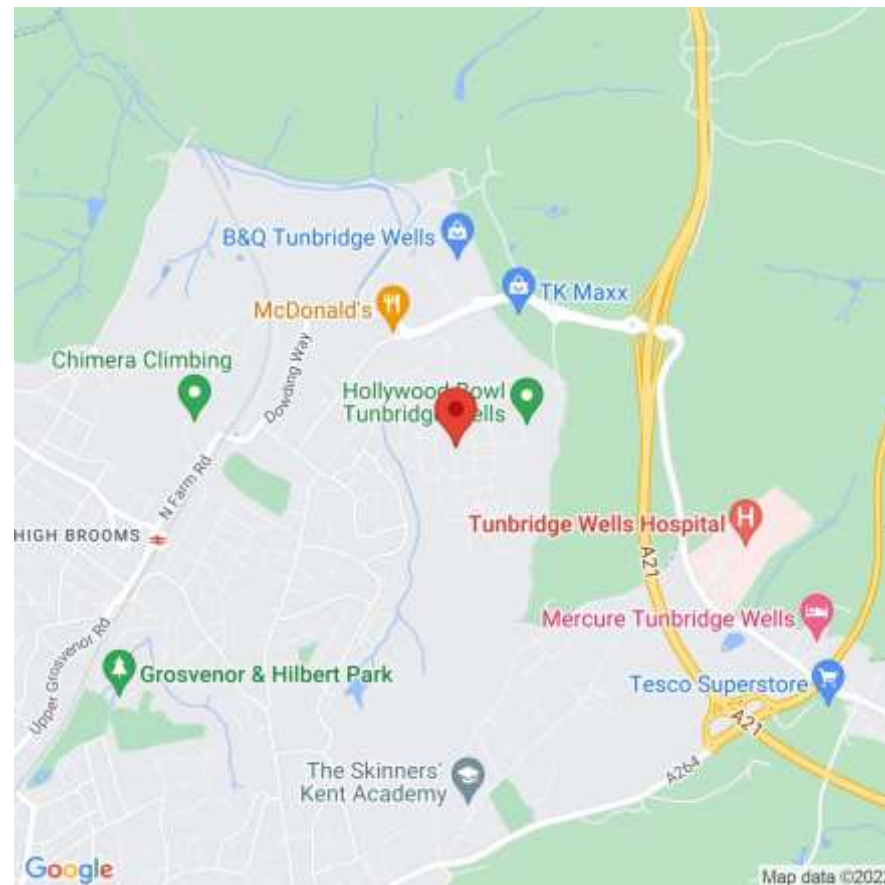
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Floorplan: 01/room 3002. Produced by Roland Legg Property Consultant. REF: 852882

Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(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, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

