



Golding Road | Knights Wood
Tunbridge Wells | TN2

THREE DOUBLE BEDROOMS | SEMI DETACHED | POPULAR LOCATION | BEAUTIFUL GARDEN | ENSUITE BATHROOM TO MASTER | DOUBLE CAR PORT

Guide price of £600,000 - £625,000 | Freehold

Legg & Co are delighted to offer for sale this stylish property situated on the desirable development of Knights Wood, Tunbridge Wells. The property offers spacious accommodation with lots of natural light. The ground floor comprises: entrance hallway, WC, utility room, open plan kitchen dining room with double doors to garden and fitted appliances. There is a large double aspect lounge with double doors to the garden and double doors to the front. On 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 large walk in airing cupboard. Subject to obtaining consent there are opportunities to extend into the loft, or extend on the ground floor. Outside, the property has a good-sized low maintenance rear garden which is very well designed, with areas of artificial grass, patio, a built in pizza oven and cooking area, large shed, rear access to carport and well maintained fence and wall boundaries. There is a spacious double carport at the rear and plenty of visitor parking available at the front. Knights Wood is a superb location from which to enjoy Royal Tunbridge Wells, which provides a fine selection of restaurants, theatres and shops. The property is ideal for those commuting to London which takes just an hour door to door using the nearby train stations. Knights Wood is well located for all local transport links and boasts Skinners' Kent Primary School at the entrance to the development. Nearby there is a Nuffield Health Club, Odeon Cinema and retail park all just a short walk away.





Golding Road, Knights Wood, Tunbridge Wells, TN2

Approximate Area = 1168 sq ft / 109 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

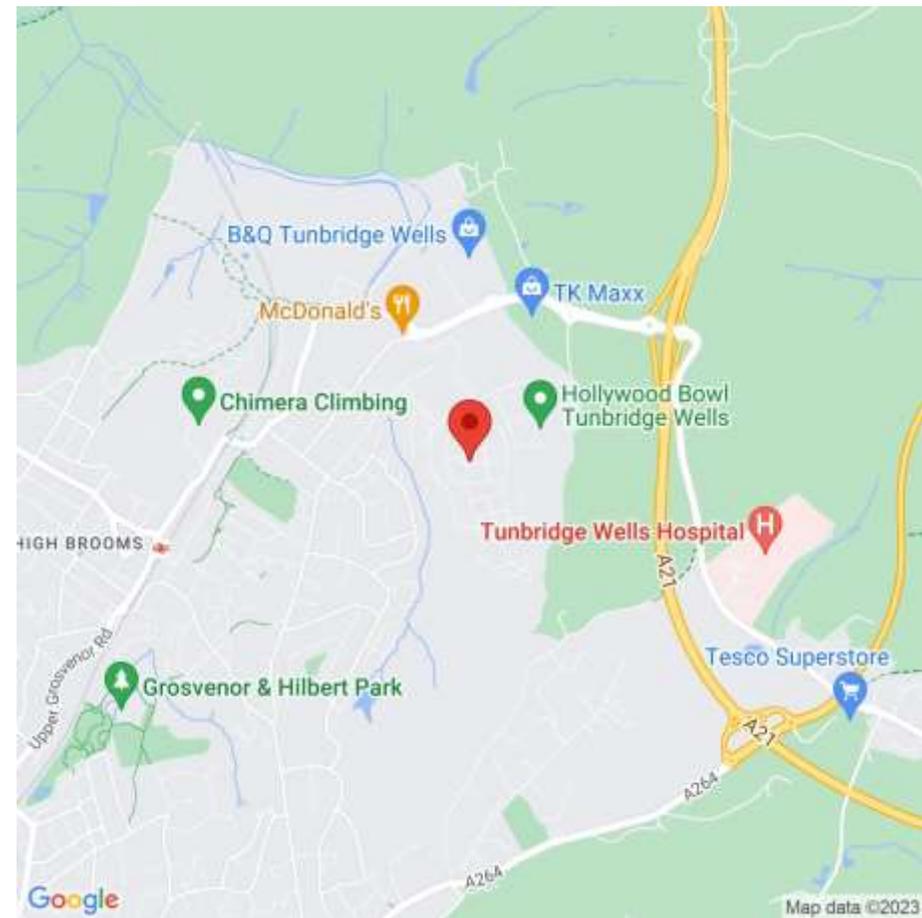


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Roundtable, © Infocon 2023. Produced for Richard Legg Property Consultant - 107-386812

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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.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | 94 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

