



45 Herald Gardens, Tunbridge Wells, TN2 3FQ

Guide Price £650,000

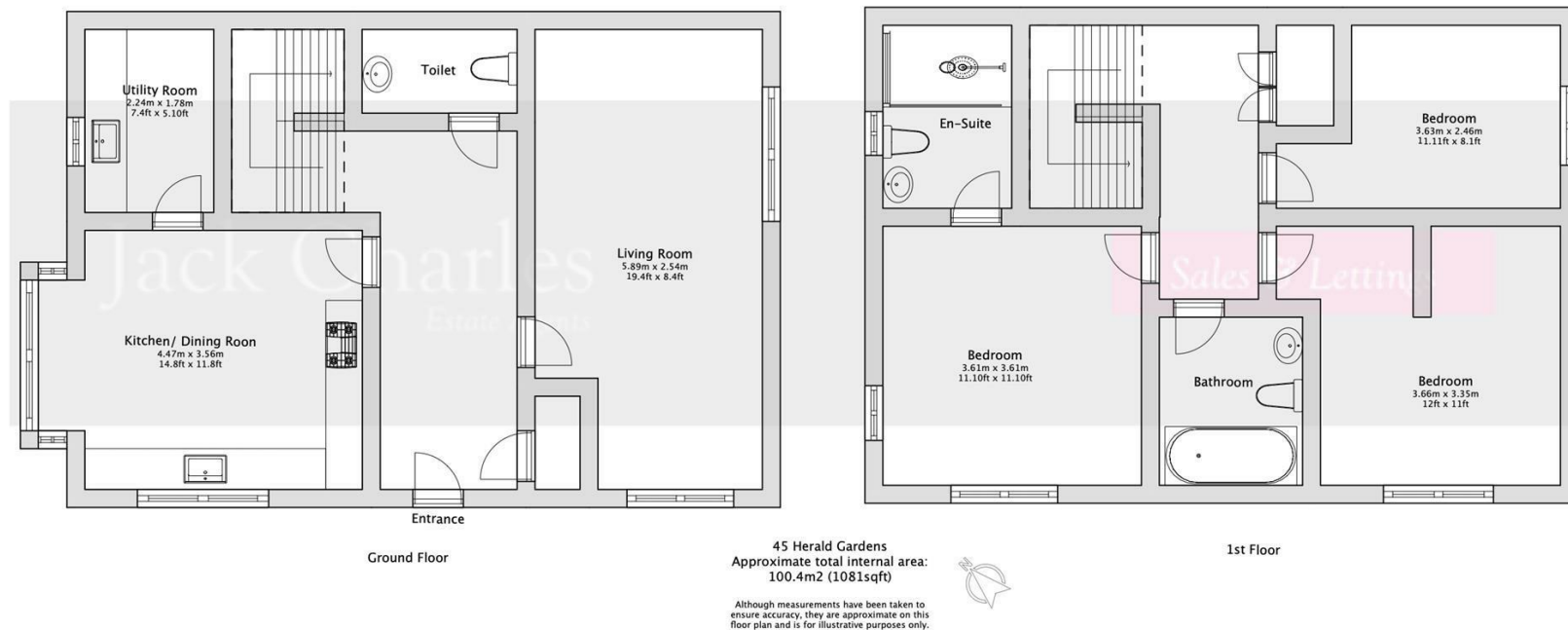
Jack Charles
Estate Agents

Sales & Lettings

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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.

- Modern Detached House
- Sought After Monarch Design
- Corner Plot With South Facing Garden
- Three Bedrooms
- En-Suite & Family Bathroom
- Parking For Two Cars & Garage
- Modern Fitted Kitchen/Diner
- Spacious Main Reception Room
- Outstanding Internal Finish



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To Be Sold

Jack Charles welcome to the market a rare 'Monarch design' detached home, favourably positioned within this popular residential location. Beautifully presented its situated on a large corner plot enjoying the bonus of a large walled South facing garden. Internally it opens into a spacious hallway, providing access to the first floor, kitchen/diner, sitting room, storage facilities and useful downstairs cloakroom. The flooring downstairs is Amtico, giving a high-quality finish. The kitchen/dining room boasts a double aspect offering lots of natural light together with fitted Bosch induction hob, NEF oven, fridge/freezer, dishwasher and Grohe pull-out tap. There is a utility room off the kitchen, with built in larder cupboard, space and plumbing for washing machine & tumble dryer and sink with fitted storage underneath. The sitting room runs the length of the property and offers generous reception space that is lovely and bright, with double doors onto the rear garden and windows to front. To the first floor the landing benefits from fitted cupboards and hatch to loft. The principal bedroom has fitted storage, provides plenty of space for a King-sized bed and leads into a modern en-suite shower room. The second bedroom is again a good size, plenty of space for a double bed and wardrobe cupboard and the third bedroom is a large single but would still house a pull out double for guests or usage as a home office with fibre FTTP broadband already in place. The family bathroom again is modern comprising of bath and shower over, WC and wash hand basin. The current Vendor has had bespoke white shutters with integrated blackout blinds fitted upstairs and blinds fitted to the downstairs windows. Externally the property enjoys a bold corner plot and is approached at the front by a paved pathway, with off road parking for two cars on the drive and garage which is perfect for vehicular use or another storage space and the garage can be accessed from the rear garden.

Knights Park - Tunbridge Wells

Located in the highly sought after area of Tunbridge Wells. The property is situated on the popular development of Knights Park with local amenities and commuter bus service 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 also just a short distance away, together with being with walking distance of an extensive retail park and Cinema. 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.

