



52 Golding Road, Tunbridge Wells, TN2 3FP

Guide Price £399,950

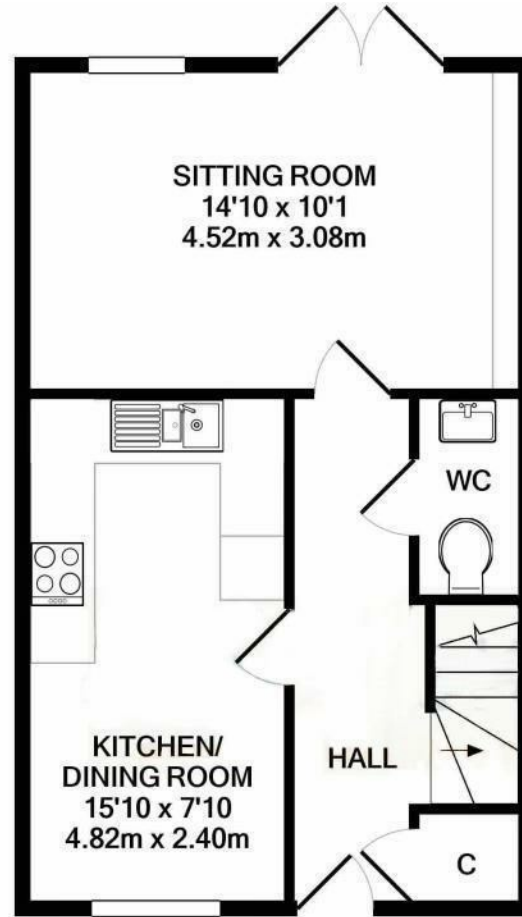
Jack Charles
Estate Agents

Sales & Lettings

52 Golding Road, Tunbridge
Wells, TN2 3FP

- Modern Terraced House
- Two Double Bedrooms
- Beautifully Presented
- Living Room Views & Access To Garden
- Modern Kitchen / Dining Room
- Residents & Visitors Parking
- Stunning Rear Garden
- Poplar Location
- Viewings Recommended

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
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

GOLDING ROAD TUNBRIDGE WELLS
TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)
Made with Metropix ©2020



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

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

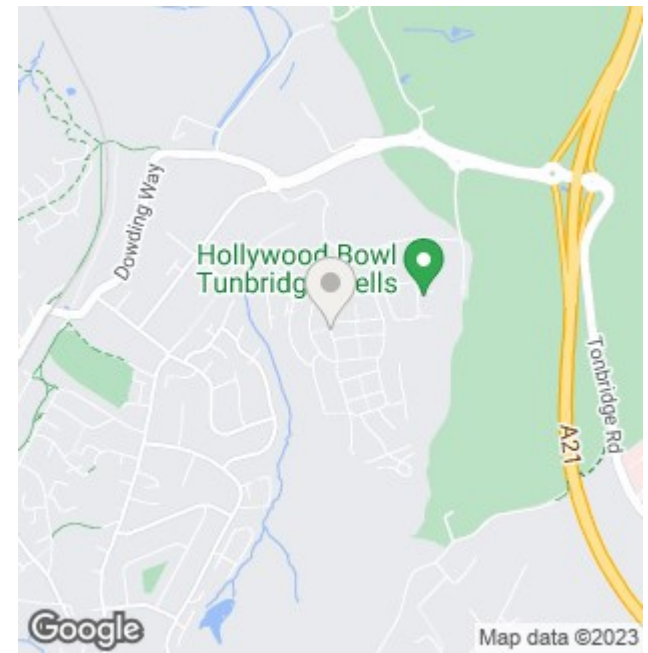
Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither 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

Open day by appointment Saturday 8th July - Jack Charles are excited to be appointed as agents for the sale of this beautifully presented two double bedroom house that is positioned on the popular Knights Park development on the outskirts of Tunbridge Wells. Internally the property is beautifully presented with modern refinement and attractive decoration that boasts a welcoming entrance hall, cloakroom w.c, modern fitted kitchen / dining room and a separate living room to the rear overlooking the impressive rear garden. To the first floor off the landing are two bright double bedrooms and a modern family bathroom w/c. Externally the property benefits from a verdant outlook to the front as well as allocated residents and visitors parking found directly opposite. The rear garden is a particular feature and compliments this beautiful modern home that will offer any buyer an incredibly convenient move to a stylish and attractive modern home, that has the huge advantage of being found within such a popular location.

Location

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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



