



6 Herald Gardens, Tunbridge Wells, TN2 3FQ

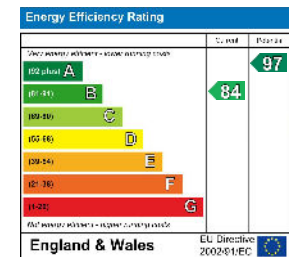
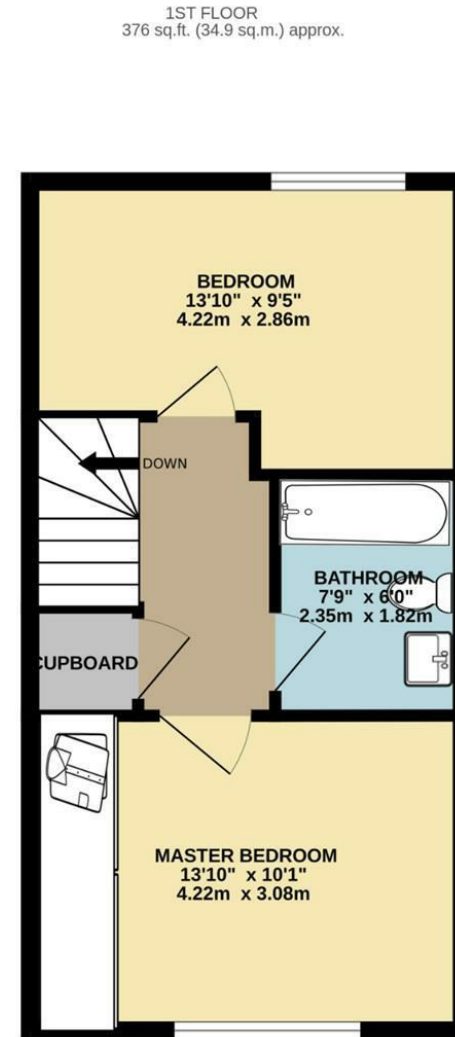
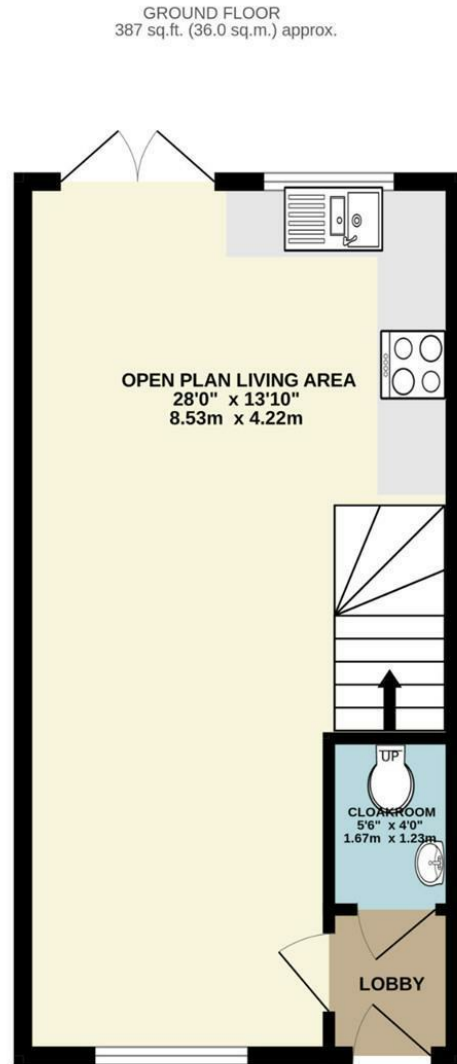
Offers over £360,000

Jack Charles  
Estate Agents

Sales & Lettings

- Sought After Development
- Family Bathroom
- Lovely Kitchen With Natural Stone Worktops
- Two Double Bedrooms
- Cloakroom/WC
- Allocated Parking Space
- 28 ft Open Plan Living Room
- Private low maintenance west facing garden with rear access
- Dedicated coach service to Tonbridge schools and train station.

**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.



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## To Be Sold

Jack Charles are delighted to offer for sale, this beautifully presented home situated in the heart of the popular Knights Wood development. Built to a high standard by Dandara, this property offers all you could want for modern living and for those looking to move out of the city but remain within an easily commutable distance due to the dedicated coach service from the development. This property is ideally positioned for those with children of both primary and secondary school age with a high performing primary school on the development, and straight forward transport links to secondary schools in both Tunbridge Wells and Tonbridge. Surrounded by its own private woodland, this wonderfully spacious development was designed with various green spaces and other facilities and amenities close by including a local wine and grocery store, a gym, various restaurants, bowling complex and a cinema within walking distance.

The property benefits from an open plan layout which maximises the living space and light which is abundant within. The ground floor accommodation is 28 ft long, giving ample space for furniture including a full dining table and space to relax. The kitchen is fitted with a range of quality units and integrated appliances, adding a chic finish to the living area. There are 2 full double bedrooms, the master having fitted wardrobes and a beautiful family bathroom. Outside there is a low maintenance rear garden with outside storage and access to the parking area where you have an allocated space. The property is highly energy efficient with a B rated EPC, ideal for those looking to reduce energy bills and live a more sustainable lifestyle. A wonderful opportunity to purchase an almost new home under the 10-year NHBC guarantee, in this award-winning development.

## Location

Located in the highly sought after area of Tunbridge Wells. The property is situated on the popular development of Knights Park 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.

Royal Tunbridge Wells is a large affluent town situated in the 'Garden of England' and due to its accessibility it is very popular with commuters to London and Hastings. Tunbridge Wells station has frequent services to

London Charing Cross, Waterloo East, London Bridge and Cannon Street in just under one hour. Additionally, High Brooms station is 1 mile away. The development also has its own dedicated transport service taking commuters and school children directly to central Tonbridge. If you are travelling by car, the A21 can be accessed from Tunbridge Wells or Tonbridge, linking to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. One of the key attractions for families moving to the area is the excellent selection of educational facilities available with a large number of outstanding independent and state schools as well as exceptional Grammar schools for both girls and boys in Tunbridge Wells and nearby Tonbridge and Sevenoaks.





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