



Connells

Golding Road
Tunbridge Wells

Golding Road
Tunbridge Wells TN2 3FN

for sale offers in excess of
£800,000



Property Description

Nestled in the heart of the prestigious Knightswood Development in Tunbridge Wells, this beautifully extended four-bedroom detached home offers a harmonious blend of modern luxury and everyday practicality. Located on the sought-after Golding Road, the property enjoys a prime position within easy reach of boutique shops, elegant restaurants, and well-regarded schools, making it an ideal choice for families and professionals alike.

Spanning approximately 1,732 sq.ft., the residence is thoughtfully arranged across two floors, with a versatile outbuilding that enhances its appeal. The ground floor welcomes you with a spacious lounge perfect for relaxing and entertaining, a contemporary kitchen/diner with an array of integrated NEFF appliances, a practical utility room and a cloakroom. Upstairs, the principal bedroom features a stylish en-suite, while the second double bedroom also benefits from its own en-suite. Two further bedrooms provide ample space for guests, children, or a home office, complemented by a modern family bathroom and a generous landing area.

Externally, the property benefits from a stunning fully landscaped rear garden with a raised patio area and home office (perfect for those working from home). To the front, a private driveway provides off-road parking for multiple cars, complemented by a garage.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Breakfast Room

Utility Room

Lounge

First Floor

Bedroom One

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bathroom

Outside

Garage

Driveway

Front Garden

Rear Garden

Home Office

Additional Upgrades

- Integrated Neff fridge/freezer
- Integrated Neff dishwasher
- Quartz worksurfaces in kitchen, bathroom & en-suite
- Neff fan oven
- Neff with four ring hob
- Amtico flooring within the kitchen/dining room, downstairs cloakroom, entrance hall & utility room
- Fully landscaped garden with patio, astro turfed & home office
- Villeroy & Boch sanitary ware throughout
- Premier guarantee still remaining

Agent's Note

At the time of listing, the Building Regulation Certificate has yet to be provided. We ask that you make enquiries yourself and seek guidance from your conveyancer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

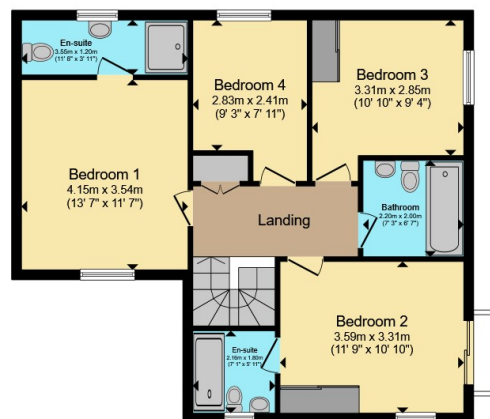




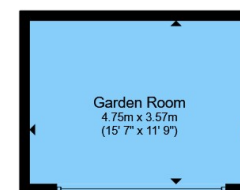




Ground Floor



First Floor



Outbuilding

Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406374



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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