



Herald Gardens, Tunbridge Wells, Kent, TN2 3FQ

Guide Price £575,000 - £600,000 Freehold

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Bracketts are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, ideally situated on the sought-after Knights Wood development. Providing off-road parking space and a landscaped private rear garden, this property offers stylish, low-maintenance living in a prime location. The immaculately presented interior features an inviting entrance hall, a comfortable sitting room, and a stunning open-plan kitchen/dining area complete with integrated appliances—perfect for modern family living and entertaining. There is a W/C and utility room. Stairs rise from the entrance hall to a spacious first-floor landing, leading to a generous main bedroom with en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. The property benefits from gas-fired central heating and double glazing throughout. Outside the rear garden has been thoughtfully landscaped for low-maintenance enjoyment and includes gated rear access. To the front, there is a driveway providing off-road parking, and the development has ample visitor parking bays. No forward chain!

- Planning Permission Granted for Ground Floor Extension Ref: PP - 12286322
- Three Bedroom Semi Detached House
- Immaculate Presentation Throughout
- Beautiful Rear Garden
- En-suite to Principal Bedroom
- Utility Room
- Off-Road Parking
- No Forward Chain





LOCATION:

Location Knights Wood is a prestigious development set within approximately 150 acres of mature, protected woodland—offering a peaceful setting with excellent access to local amenities. The property is just a short walk from the Nuffield Health Club, a multi-screen cinema, a retail park, and the highly regarded Skinners' Kent Primary School. Royal Tunbridge Wells town centre is within easy reach, offering a wide range of shops, restaurants, and cultural attractions. Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Annual development maintenance charge £490.

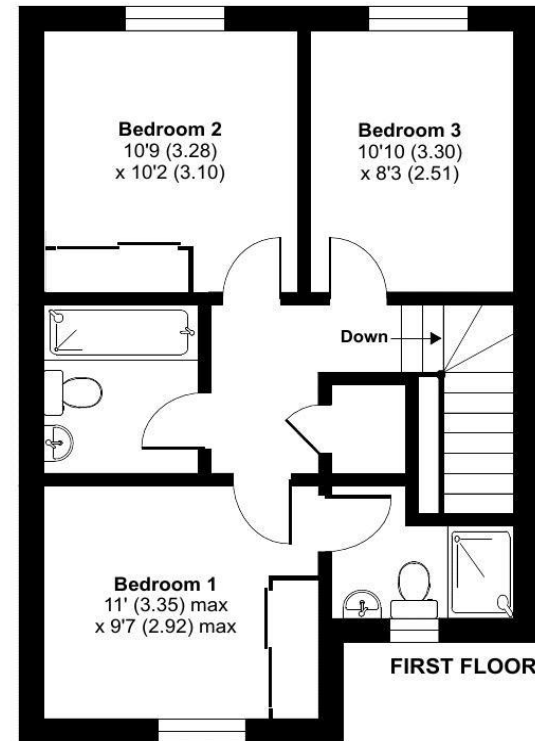
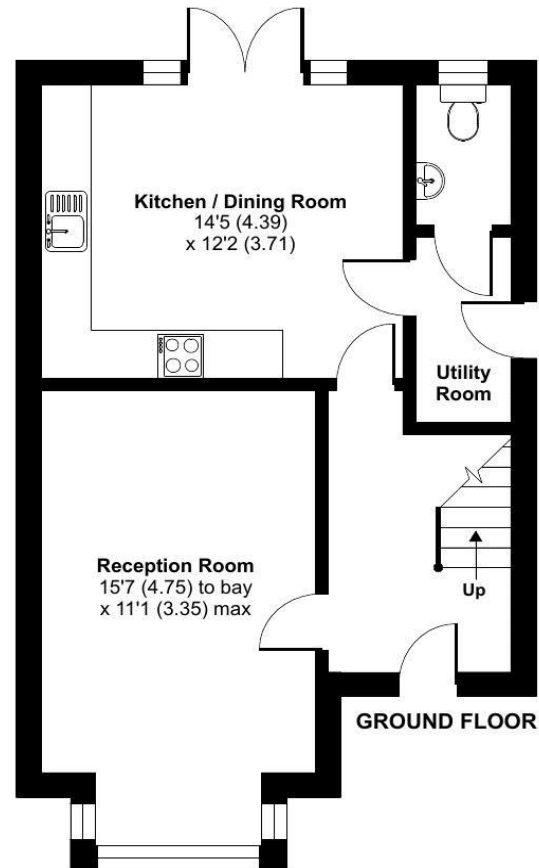


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Approximate Area = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts LLP. REF: 1304315

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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	
		

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