



High Tree Lane, Tunbridge Wells, Kent, TN2 3FR

Guide Price £400,000 - £425,000 Freehold

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Bracketts are delighted to offer for sale this beautifully presented two-bedroom semi-detached home which is ideally located within the sought-after Knights Park development. Offering contemporary living throughout, the property features a bright entrance hall with built-in storage cupboard, a downstairs W.C, and a stylish open-plan kitchen/dining area with integrated appliances. The rear of the home boasts a spacious lounge with double doors opening onto the private landscaped garden, which includes a patio side access. Upstairs, there are two generous double bedrooms, both with fitted storage and there is a modern family bathroom. Additional highlights include allocated parking at the rear, access to local amenities featuring a convenience store and highly regarded primary school, as well as excellent transport links via the A21 and nearby retail and leisure facilities. Viewing is highly recommended.

- SEMI DETACHED HOUSE BUILT IN 2017
- TWO DOUBLE BEDROOMS
- MODERN PRESENTATION
- SPACIOUS ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- WEST FACING GARDEN
- SOUGHT AFTER KNIGHTS WOOD LOCATION





LOCATION:

Set within 150 acres of protected woodland just minutes from Royal Tunbridge Wells, Knights Park is an award-winning new community offering the perfect blend of town and country living. Residents enjoy access to a town square with shops and services, as well as the vibrant town centre, home to elegant architecture, restaurants, theatres, and boutiques—including the historic Pantiles and nearby High Brooms retail park. Bluewater Shopping Centre is just 26 miles away, and scenic coastal towns are under an hour's drive. Surrounded by tranquil green space, Knights Park provides excellent recreational opportunities, from walking trails to nearby parks, golf clubs, and leisure centres. On-site, the Skinners Kent Primary School supports families, and the area offers a strong selection of outstanding secondary schools—both state and private. Commuters benefit from nearby rail stations at High Brooms and Tunbridge Wells, with London journey times from 50 minutes. A peak-hour shuttle connects Knights Park to High Brooms for added convenience. With superb road links to the A21 and M25 and a direct commuter coach to Canary Wharf, Knights Park is ideally placed for those seeking modern living with countryside charm.

Additional Information:

- Council tax band D
- EPC rating C
- Estate management fee £500pa



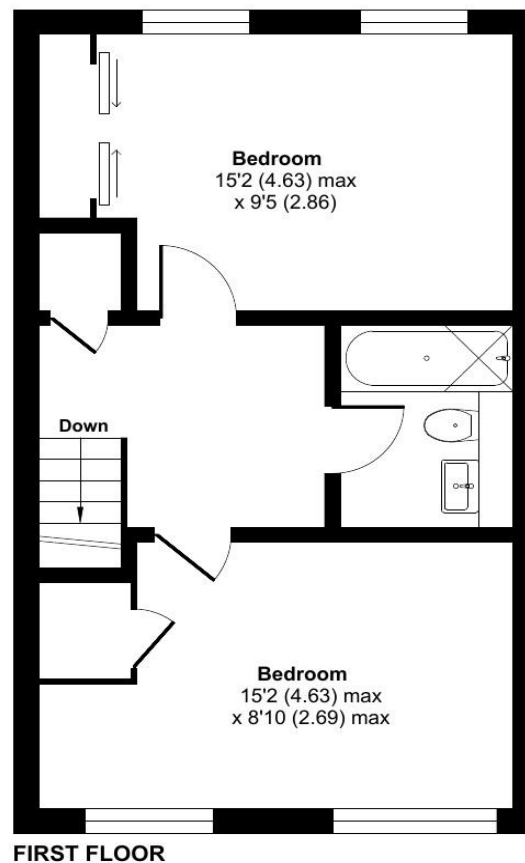
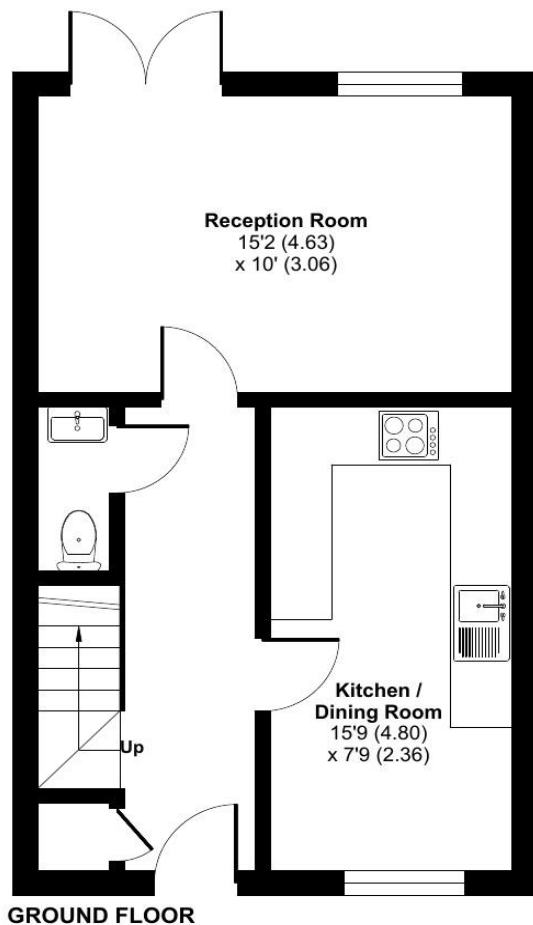
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High Tree Lane, Tunbridge Wells, TN2

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts LLP. REF: 1332344

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