



Herald Gardens, Tunbridge Wells, Kent, TN2 3FQ

Guide Price £390,000 - £400,000 Freehold

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est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this beautifully presented home, located in the heart of the sought-after Knights Wood development. Internally, the home features a bright and spacious open-plan layout that maximises natural light throughout. The ground floor extends to approximately 28 feet in length, offering ample space for a comfortable seating area opening to the kitchen with a large breakfast bar. The kitchen is fitted with high-quality units and integrated appliances, creating a stylish and functional space. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A beautifully appointed family bathroom completes the accommodation. Externally, the property enjoys a low-maintenance west facing rear garden with an outdoor home office/storage and direct access to the allocated parking area. Perfectly positioned for families, the property benefits from proximity to a highly regarded primary school within the development, along with straightforward transport links to secondary schools in both Tunbridge Wells and Tonbridge. Knights Wood itself is surrounded by private woodland and thoughtfully designed with generous green spaces. A range of amenities are within walking distance, including a wine and grocery store, gym, restaurants, bowling complex, and cinema.

- MODERN PROPERTY
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- OUTDOOR HOME OFFICE
- ALLOCATED PARKING
- MID TERRACE SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D
- EPC RATING C





## 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 Tonbridge for added convenience. Knights Park is ideally placed for those seeking modern living with countryside charm.

Annual estate management fee £550

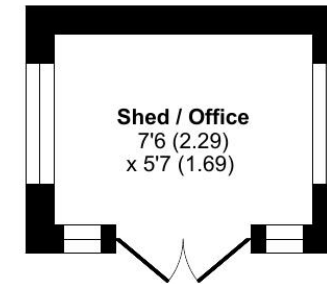


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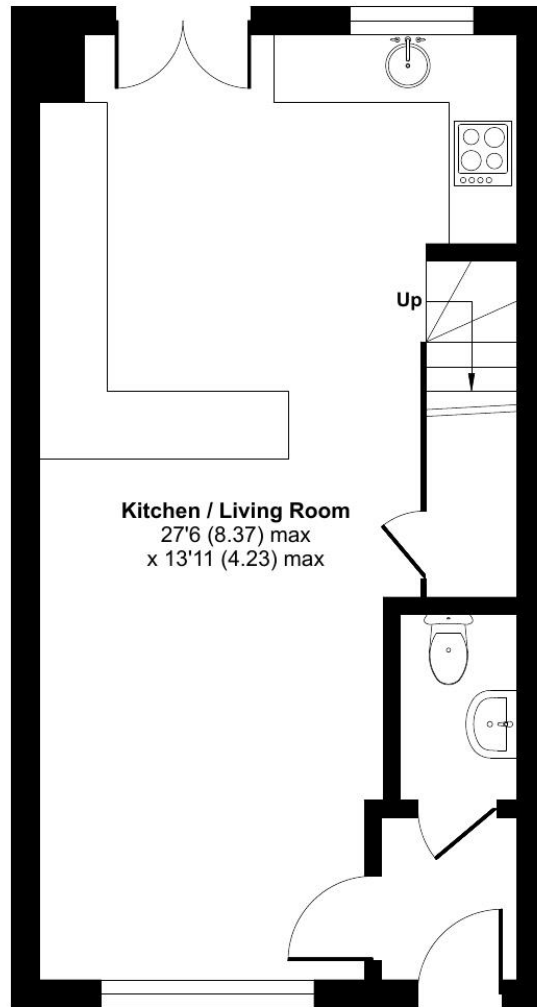


# Herald Gardens, Tunbridge Wells, TN2

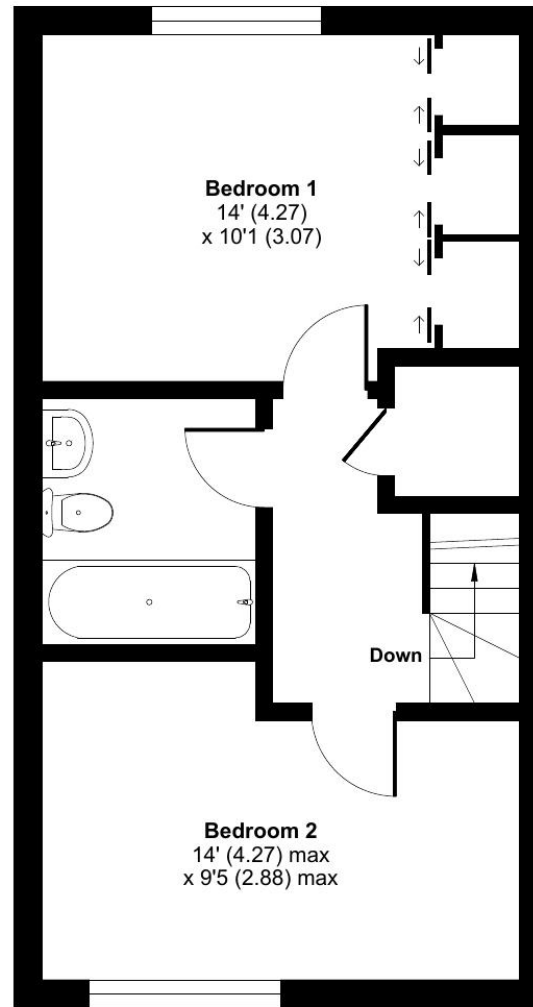
Approximate Area = 762 sq ft / 70.7 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 804 sq ft / 74.6 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © nchecon 2025. Produced for Bracketts LLP. REF: 1346951

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