

# 17 Golding Road, Tunbridge Wells





# 17 Golding Road, Tunbridge Wells TN2 3FN

*Smart Contemporary 4-Bedroom House in Sought After Development*

## **Accommodation Summary**

- Semi-detached house
- 4 bedrooms, 1 en-suite
  - Living room
- Kitchen/dining room
  - Utility room
  - Bathroom
- West facing garden
  - Garage
  - Driveway
- Popular Knights Wood development



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Set on the popular Knights Wood development, with a health club nearby and its own Primary School, this house offers you everything you could want in a family home.

Spacious, bright and decorated to an impeccable standard, its location presents a perfect dynamic of excellent schools, superb transport links and a rural back drop.

A block brick driveway fronts the garage sat neatly to the side. The covered front door welcomes you into the wide entrance hallway, with a useful guest cloakroom, the décor throughout showcasing an elegant neutral palette.

First on the right is the spacious living room whose square bay window floods the room with light. There is plenty of room for large family sofas.

At the rear is the stylish kitchen/dining room which is well designed with room for a table and chairs in front of the French doors, delivering garden views as you dine. There are plenty of glossy units topped with work surfaces which separate the integrated appliances and the window is cleverly placed above the sink enabling you to watch the children play while you wash up.

A separate utility room accessed from the hallway has space and plumbing for an appliance and another sink, ideal for muddy boots or paws.

The first floor's four double bedrooms leading off the light and spacious landing, are all flooded with light from their large windows. The master bedroom benefits from a wall width of wardrobes and a contemporary en-suite.

A modern bathroom with shower over the bath completes the floor.

Outside to the rear, a large paved terrace sits at the back of the house providing plenty of space for alfresco dining and entertaining. It is laid mainly to lawn with perimeter flower beds and is fully enclosed, making it a safe sanctuary for pets and children. There is rear garage access.

This immaculate family home has been well thought out and sensitively planned for modern family life. An absolute must see!



**Covered porch with entrance door, which opens into:**

**Entrance Hall:** wooden effect Amtico flooring, front aspect opaque picture window, radiator and doors opening into:

**Cloakroom:** low level WC, wash hand basin and Amtico wooden effect flooring.

**Utility Room:** stainless steel sink with drainer and mixer tap over, eye and base level cabinets with worktop over and space and plumbing for appliance under, Amtico wooden effect tiled flooring and radiator.

**Living Room:** 12`11 x 23`9 front aspect triple glazed square bay window and radiators.

**Kitchen/Dining Room:** 22`5 x 11`6 rear aspect triple glazed window over 1 ½ stainless steel sink with drainer and mixer tap over, Neff integrated dishwasher, Neff integrated fridge/freezer, Neff integrated double electric oven in tall housing unit, 4 ring gas hob and extractor fan above, eye and base units with plenty of granite work top space, Amtico wooden effect flooring, radiator and rear aspect French doors giving garden access.

**Stairs up to first floor landing with ceiling loft access hatch, airing cupboard and doors opening into:**

**Bedroom 1:** 10`8 x 14`1 front aspect triple glazed window, wall of fitted sliding door wardrobes with internal hanging rails and shelving, radiator and door opening into:

**En-suite:** double shower cubicle with wall mounted shower, wall hung wash hand basin with mixer tap, concealed cistern WC, inset wall shelf, heated towel rail, tiled walls and tiled flooring.

**Bedroom 2:** 12`11 x 11`9 rear aspect triple glazed window and radiator.

**Bedroom 3:** 9`9 x 12`1 rear aspect triple glazed window and radiator.

**Bedroom 4:** 8`10 x 12 front aspect triple glazed and radiator.

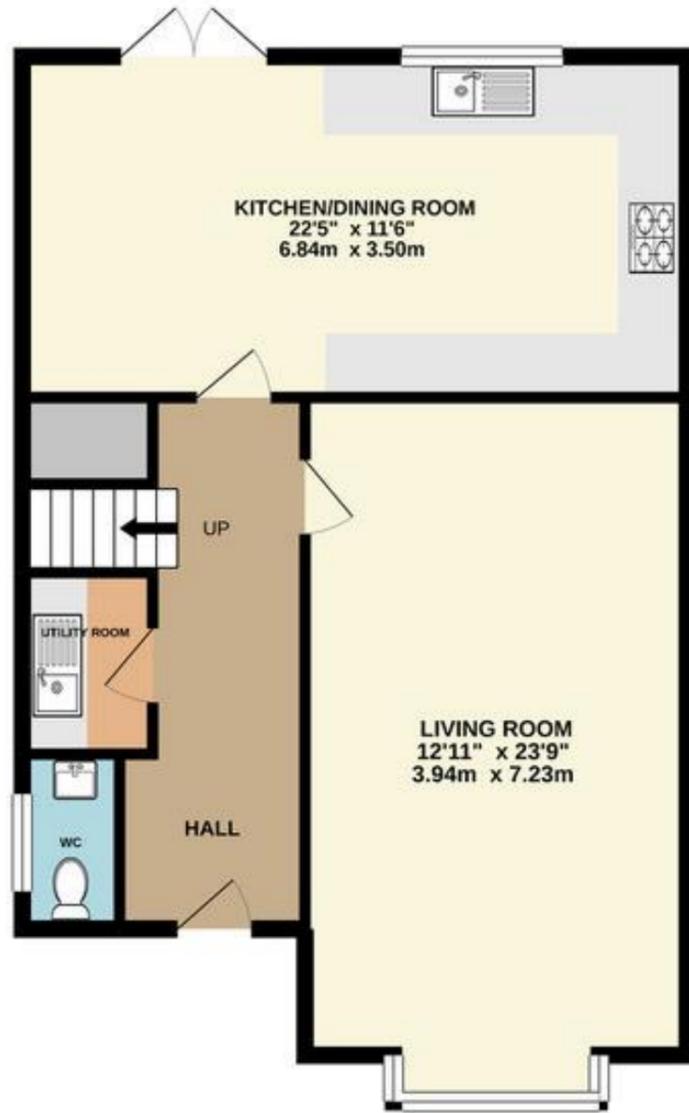
**Bathroom:** tiled panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, wall hung wash hand basin with mixer tap, concealed cistern WC, inset wall shelf, tiled walls, tiled flooring and heated towel rail.

**Outside:** To the front of the property is a block brick driveway with direct access to the garage and front door with an area of lawn to the side, perimeter hedging and front metal rail fencing. To the rear is a garden laid mainly to lawn with borders of stocked flower beds and a paved terrace at the back of the house. The garden is fully enclosed by wooden fencing.

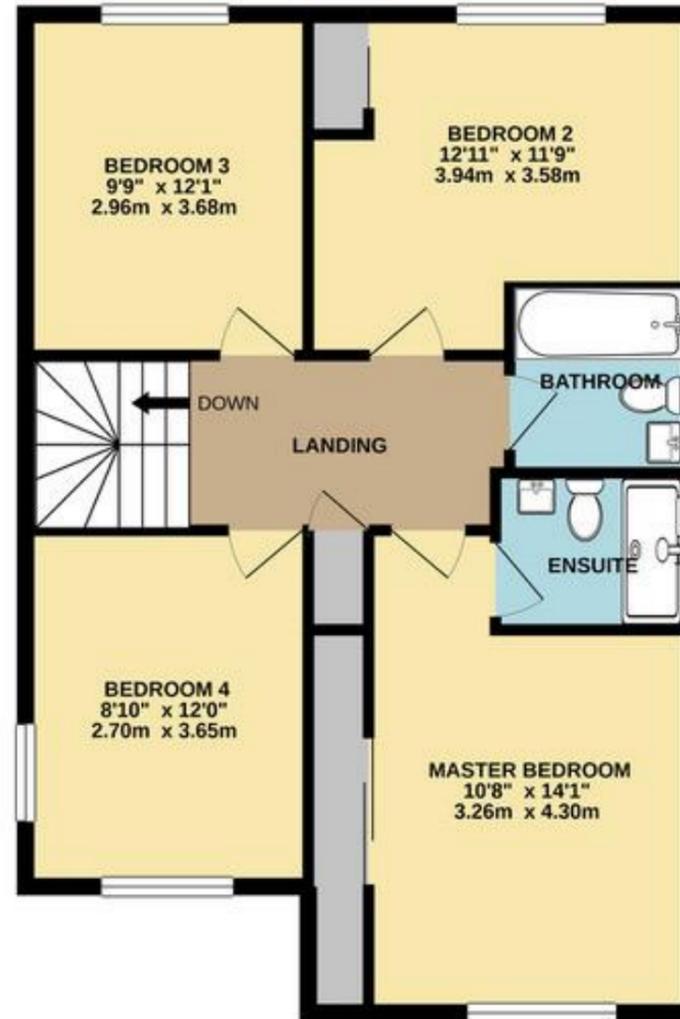
**Garage:** 13`7 x 19`1 with front aspect up and over door, lighting, electricity and rear aspect pedestrian door giving garden access.



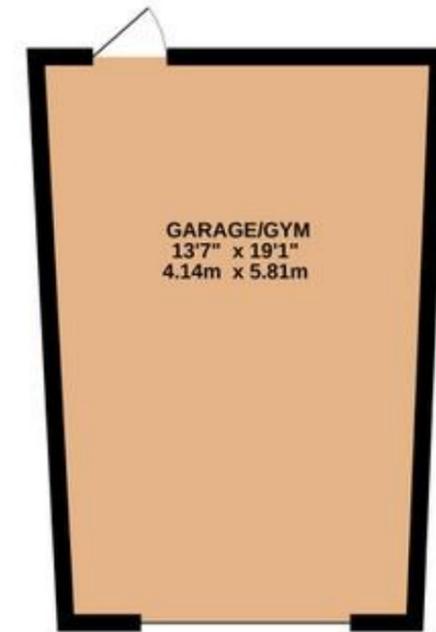
GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR



TOTAL FLOOR AREA : 1441sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
85	94

Energy Efficiency Rating scale (A-G) with corresponding energy consumption ranges (kWh/m²/year): A (92 Plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Legend: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), G (red).

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
86	95

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G) with corresponding CO<sub>2</sub> emissions ranges (kg/m²/year): A (92 Plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Legend: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), G (red).



**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Communal Area Maintenance: TBC

Council tax: Band F (£2,709.00) / EPC: B (85)

Security alarm and super fast broadband

PLEASE NOTE: The current first floor configuration is presented as 3 bedrooms, with the wall between Bedrooms 2 and 3 having been removed. The stud wall can easily be reinserted.

**Area Information:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis. Excellent local primary schools such as Skinners Kent Primary, St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoiled for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 1.3 miles from the house and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. There is also a luxury coach service (Centaur), that drops and collects a short walk from Golding Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

