

# 20 Herald Gardens, Tunbridge Wells







# 20 Herald Gardens, Tunbridge Wells TN2 3FQ

*Bright immaculate 3-bedroom house in sought after development*

## Accommodation Summary

- Detached house (built 2020)
  - 3 bedrooms, 1 en-suite
    - Living/dining room
  - Kitchen/breakfast room
  - Separate utility room
- Bathroom, en-suite shower room, ground floor cloakroom
  - Attached garage and driveway with parking for 2 cars
    - West facing garden
- Popular Knights Wood development (near cinema complex and health club)
  - New build warranties



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

Spacious and bright, its location presents a perfect dynamic of excellent schools, superb transport links and nearby woodland.

A block brick driveway fronts the attached garage with parking for two cars.

The covered front door welcomes you into the entrance hallway, with a useful guest cloakroom and fitted storage.

On the right is the spacious living/dining room with French doors opening into the garden. There is plenty of room for sofas and a dining table and chairs and it is brightened by its dual aspect windows.

Opposite is the stylish kitchen/breakfast room which is well designed with room for a table and chairs in front of the square bay window. Streamlined units are topped with Silestone Quartz work surfaces which separate the high-end integrated appliances.

Next door is the utility room with space and plumbing for appliances and an additional sink, perfect for muddy boots and paws.

Climbing the stairs to the first floor there are three bedrooms, all wonderfully light and immaculately presented.

The principal bedroom benefits from double aspect light, a fitted wardrobe and a contemporary en-suite.

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

Outside to the rear, a paved terrace sits at the back of the house for summer 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 access into the garage and street access too.

The attached garage has plenty of room for storage but also offers development opportunity.

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







**Living/Dining Room:** rear and side aspect double glazed windows with shutters, rear aspect French doors, radiator.

**Kitchen/Breakfast Room:** front square double glazed bay window with shutters, side aspect double glazed window with shutters, 1 ½ stainless steel sink with drainer and mixer tap over, Neff integrated dishwasher, Neff integrated fridge/freezer, Neff integrated oven, Bosch 4 ring induction hob, extractor, eye and base level units, Silestone Quartz counter tops, glass splashback, Amtico wooden effect flooring, radiator.

**Utility Room:** front aspect double glazed window with shutters, stainless steel sink with mixer tap and drainer, wall hung Ideal boiler, base level cupboard, space and plumbing for appliances, Amtico wooden effect flooring, radiator.

**Cloakroom:** WC, wall hung wash hand basin with mixer tap, wooden effect Amtico flooring, radiator.

**Bedroom 1:** front and side aspect double glazed windows with shutters, fitted wardrobe with sliding mirrored doors with hanging rail and shelf, radiator.

**En-suite:** front aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, wall hung wash hand basin with mixer tap, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.



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

**Bedroom 2:** side aspect double glazed window with shutters, fitted wardrobe with sliding mirrored doors with hanging rail and shelf, radiator.

**Bedroom 3:** rear aspect double glazed window and radiator.

**Attached Garage:** up and over front aspect door, rear aspect glazed pedestrian door, lighting, and electricity.

#### **General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,861.94)

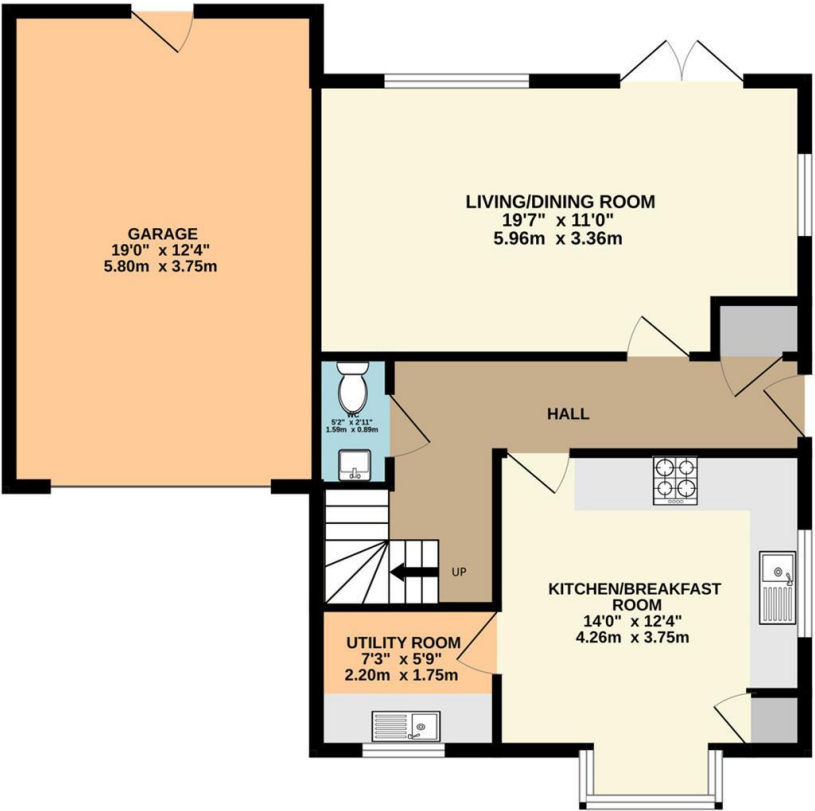
EPC: B (83)

Managing Agent: First Port Property Management

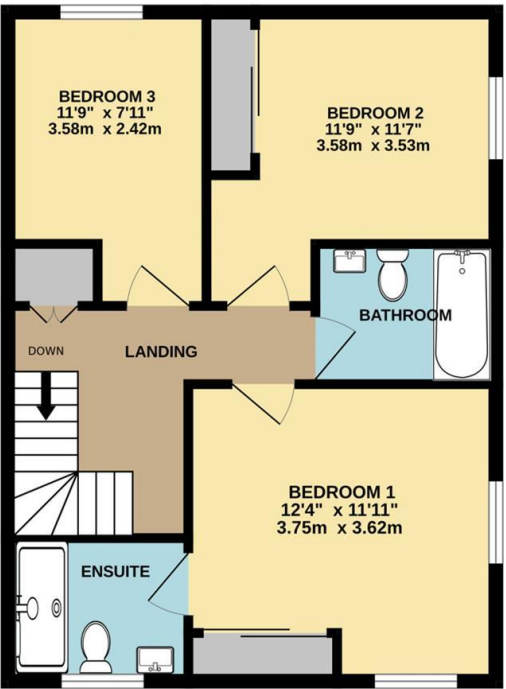
Service Charge (communal maintenance): TBC



GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 99 SQ.M / 1,056 SQ.FT

TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		





#### **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 convenience store on the development and a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home. 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 spoilt 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 which can be accessed via a gate near to the property. There is a children's playground on the development and private access into the Sherwood woodlands and lake area. 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 KW1 commuter bus link to Tonbridge station - every 30 minutes between 6.00am and 8.30am, and return between 4.00pm and 8.00pm. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





