



**Legg & Co**  
SALES AND LETTINGS

**Golding Road | Knights Wood  
Tunbridge Wells | TN2**

*DETACHED FAMILY HOME | THREE DOUBLE BEDROOMS | SEPERATE STUDY | OPEN PLAN LIVING | LARGE KITCHEN | POWER POINT FOR ELECTRIC CARS | TWO OFF ROAD PARKING SPACES*

**Guide Price £650,000 - £675,000 | Freehold**

Legg & Co are delighted to offer for sale this stunning detached family home located in the sought after Knights Wood area of Tunbridge Wells. This modern home has been extended on the ground floor and has a recently upgraded kitchen. Spacious throughout the accommodation comprises large entrance hallway with utility room, separate WC and under stairs cupboard, large open plan kitchen dining space flowing into the lounge and a recently built extension perfect as a snug or play room! Upstairs there is an impressive Master bedroom with en-suite shower room, two further double bedrooms, family bathroom and an office space. Outside the property has a private low maintenance rear garden and two allocated parking spaces. Knights Wood is a superb location from which to enjoy Royal Tunbridge Wells, boasting a Nuffield Health Club, cinema and retail park all located just a short walk away. The town centre provides a fine selection of restaurants, theatres and shops. There is a Centaur bus service into London and train stations close by with an exclusive shuttle bus service for Knights Wood residents.

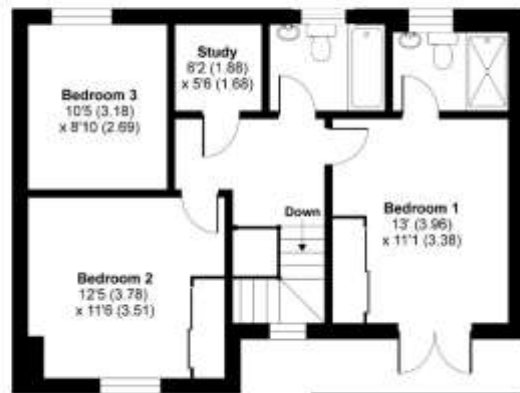




# Golding Road, Tunbridge Wells, TN2

Approximate Area = 1343 sq ft / 124.8 sq m

For identification only - Not to scale



FIRST FLOOR



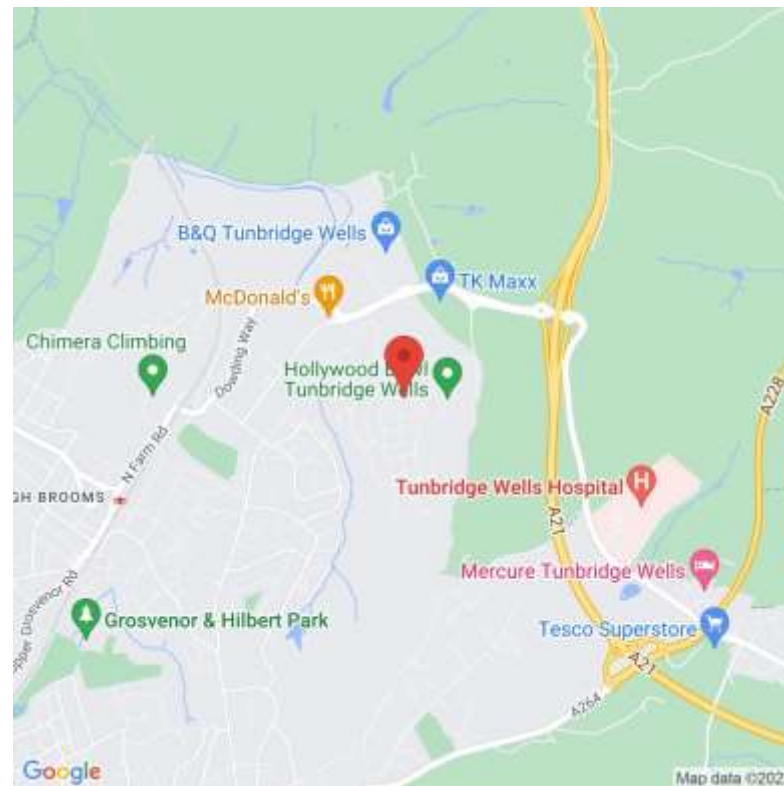
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 8th Edition (2021). Produced for Roland Legg Property Consultant - RSP: 728140

## Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.