



KINGS ESTATES
PROFESSIONALS IN PROPERTY



3 Herald Gardens

Tunbridge Wells

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three bedroom semi-detached home
- Located in the sought after Knights Wood development
- Spacious sitting room with bay window
- Upgraded kitchen diner with granite worktops
- Integrated kitchen appliances throughout
- Main bedroom with ensuite shower room
- Two further well proportioned bedrooms
- Converted garage providing home office space
- Well proportioned rear garden with patio and decked areas
- Off road parking





Kings Estates are pleased to present this beautifully maintained three-bedroom semi-detached home, tucked away within the ever-popular Knights Wood development in Tunbridge Wells. The property offers a warm and welcoming feel throughout, with well-balanced accommodation designed for modern family living and a sense of space that is immediately apparent on entry.

The ground floor opens with an entrance hall leading to a generous sitting room featuring a bay window and side aspect window, allowing natural light to fill the space. A cloakroom with patterned tiled walls adds convenience, while the heart of the home is the upgraded kitchen/diner. Finished with granite worktops, metro tiled splashbacks and a full range of integrated appliances, this is a practical yet stylish space with room for dining and doors opening directly onto the garden, creating a natural flow for entertaining and everyday life.

Upstairs, the landing includes an airing cupboard with built-in shelving. The main bedroom benefits from a full height window, built-in mirror fronted wardrobes and a well-appointed ensuite with a large walk-in shower, floating wash hand basin and contemporary fittings. Two further bedrooms sit to the rear of the property, both well-proportioned and ideal for family, guests or home working.

Externally, the garage has been thoughtfully converted to create a dedicated office space, while still retaining useful storage to the front. The rear garden is mainly laid to lawn with established shrub borders, a patio area, decked seating space and raised planting beds, offering a private and versatile outdoor setting. To the front, the property benefits from off-road parking directly in front of the garage.

Situated within Knights Wood, the home enjoys a highly convenient setting surrounded by woodland walks, local amenities, a cinema, retail park and health club, all within easy reach. Excellent transport links are close by, with access to High Brooms and Tunbridge Wells stations, as well as commuter coach services into London, making this a well-connected yet peaceful place to call home.

Set within almost 150 acres of protected woodland just minutes from the heart of Royal Tunbridge Wells, this award-winning new community offers a unique opportunity to enjoy the very best of town and country.

Amenities: Knights Wood benefits from convenient access to a variety of local amenities, including a town square with shops and services. Residents enjoy proximity to the vibrant Royal Tunbridge Wells town centre, which offers an excellent selection of restaurants, theatres, and shops. Tunbridge Wells is the only spa town in the Southeast of England, featuring elegant architecture and a variety of cultural, entertainment, and shopping attractions, including the historic Pantiles known for its charming Georgian colonnade, summer jazz festivals, and regular food and craft markets. The nearby Pantiles district is the perfect destination for those seeking both high street brands and charming independent boutiques. Additionally, High Brooms is located nearby with local shops and North Farm Industrial Park, which features an Odeon Cinema, Nuffield Health & Fitness, Asda, and M&S supermarkets. The impressive Bluewater Shopping Centre is just 26 miles away, and lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: For leisure and recreation, Knights Wood offers an abundance of options. The surrounding woodland and green spaces provide a tranquil environment for outdoor activities such as walking and cycling. Within walking distance, residents can enjoy the Nuffield Health Club, a multi-screen cinema, and a bustling retail park. Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, and St John's Sports Centre enhance the area's appeal, making Knights Park an ideal location for those seeking a balanced lifestyle of relaxation and convenience.

OTHER INFORMATION

COUNCIL TAX BAND - E (Tunbridge Wells Borough Council)

TENURE - Freehold

ANNUAL ESTATES CHARGE AMOUNT - TBC

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



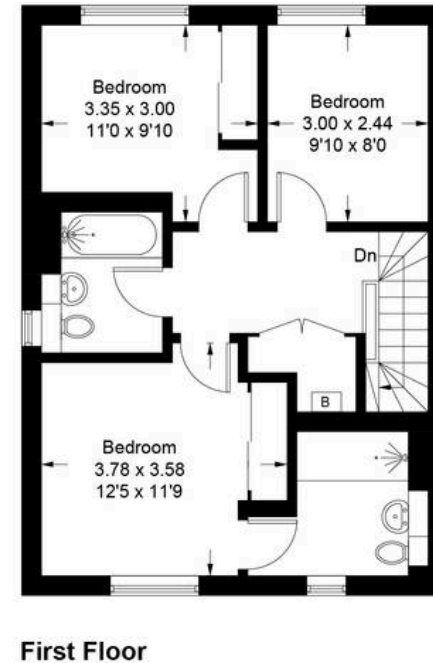
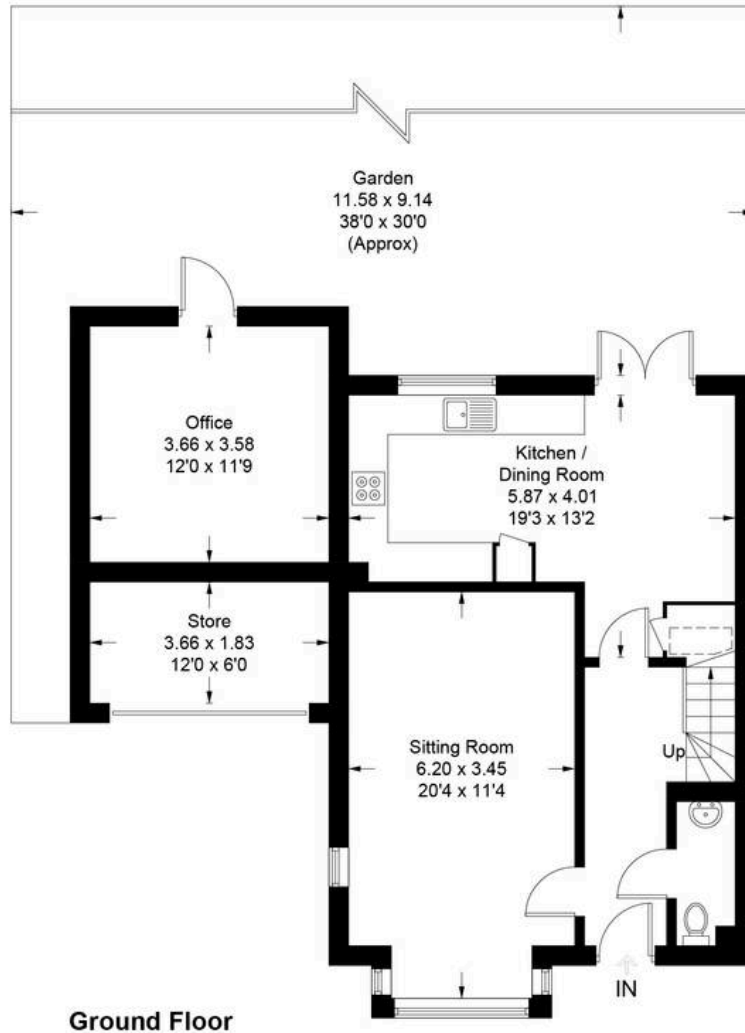


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

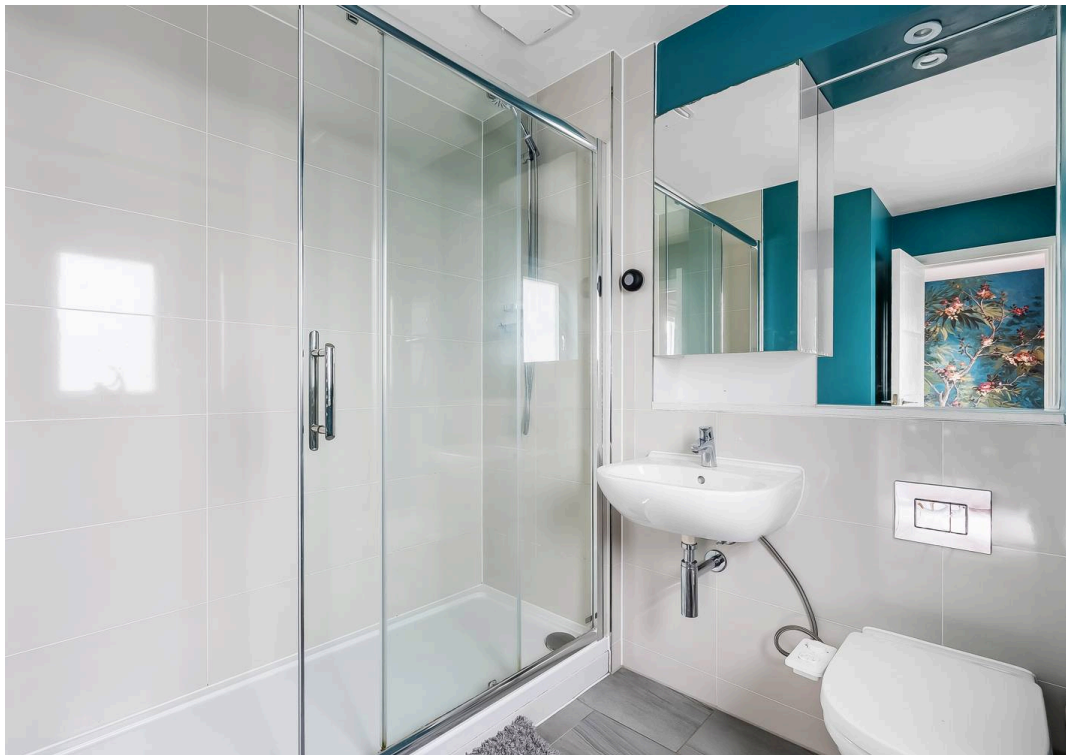
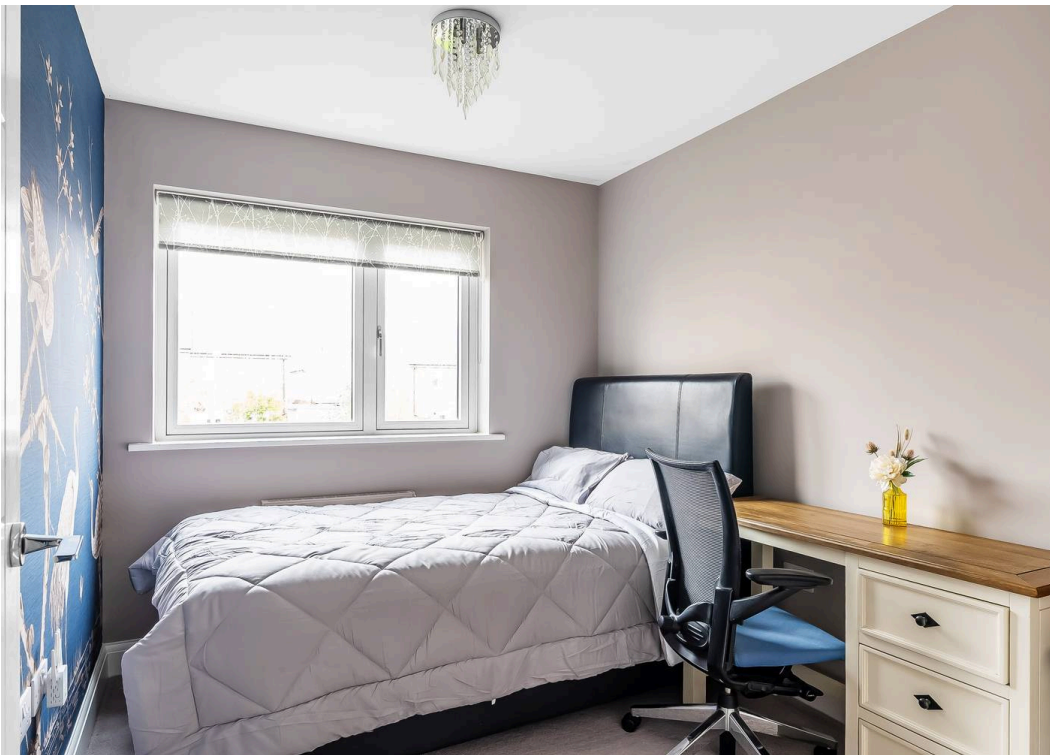
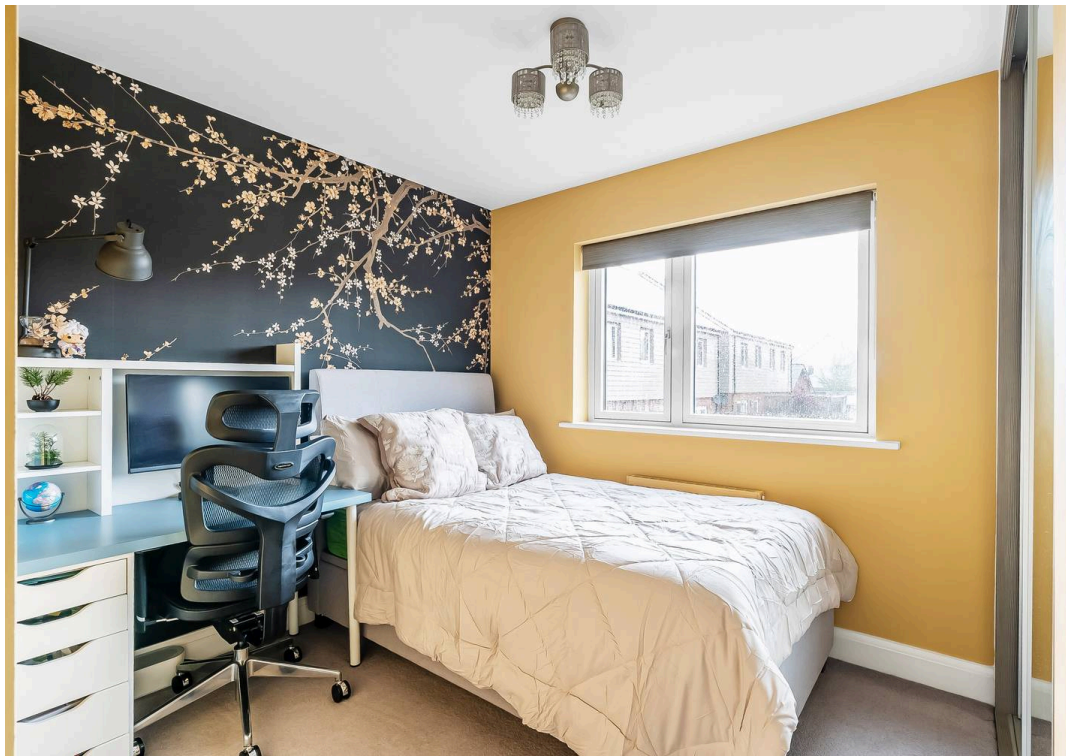
Office / Store = 21.1 sq m / 227 sq ft

Total = 122.3 sq m / 1316 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1302464)

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