



1 Herald Gardens, Tunbridge Wells – TN2 3FQ
Tunbridge Wells

Guide Price £650,000 – £695,000

bracketts
est. 1828



1 Herald Gardens

Tunbridge Wells, Tunbridge Wells

This beautifully maintained family home offers generous accommodation and a fresh, contemporary aesthetic throughout. Arranged over two levels, the ground floor comprises a welcoming entrance hall, complete with built-in storage and a convenient cloakroom. The dual-aspect sitting room is well sized and filled with natural light, enhanced by a bay window and recently installed carpet, creating a bright and inviting living space which opens onto the garden. The kitchen/dining room provides an impressive open and social area. A separate utility room offers additional storage with gloss units, floor-to-ceiling cupboards, a stainless steel sink, and space and services for both washing machine and tumble dryer. Upstairs, the first floor landing provides access to three generous double bedrooms, all fitted with encapsulated or fitted blinds. The principal bedroom is dual aspect with a balcony and benefits from extensive mirrored wardrobes and a stylish en-suite shower room with walk-in shower, mirrored storage, chrome heated towel rail and sleek white tiling. A well-appointed family bathroom completes the floor, featuring a bath with shower over, glass screen, heated towel rail, wall-to-wall mirror and contemporary tiling. Externally, the front of the property features a garden with established planting, a driveway offering parking for multiple vehicles and a garage which can be utilised as a gym/occasional room. The rear garden is private and mainly laid to lawn, complemented by a generous patio area ideal for entertaining. Ample visitor parking is also available nearby. Council Tax band: E Tenure: Freehold





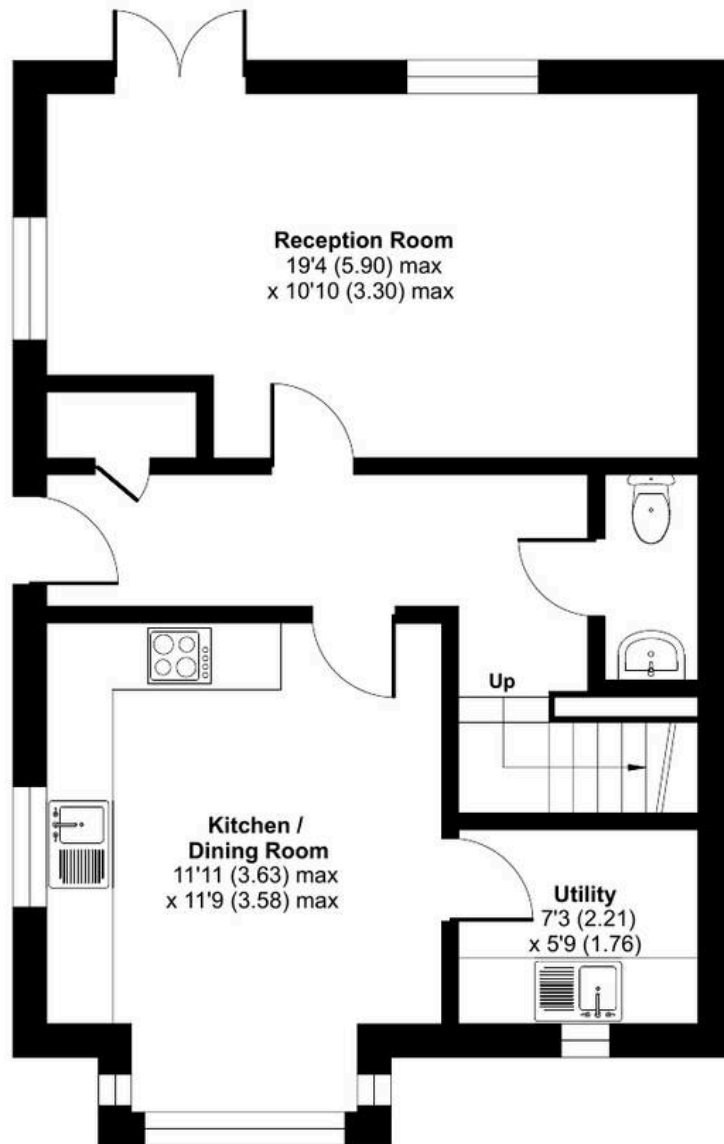
Herald Gardens, Tunbridge Wells, TN2

Approximate Area = 1087 sq ft / 100.9 sq m

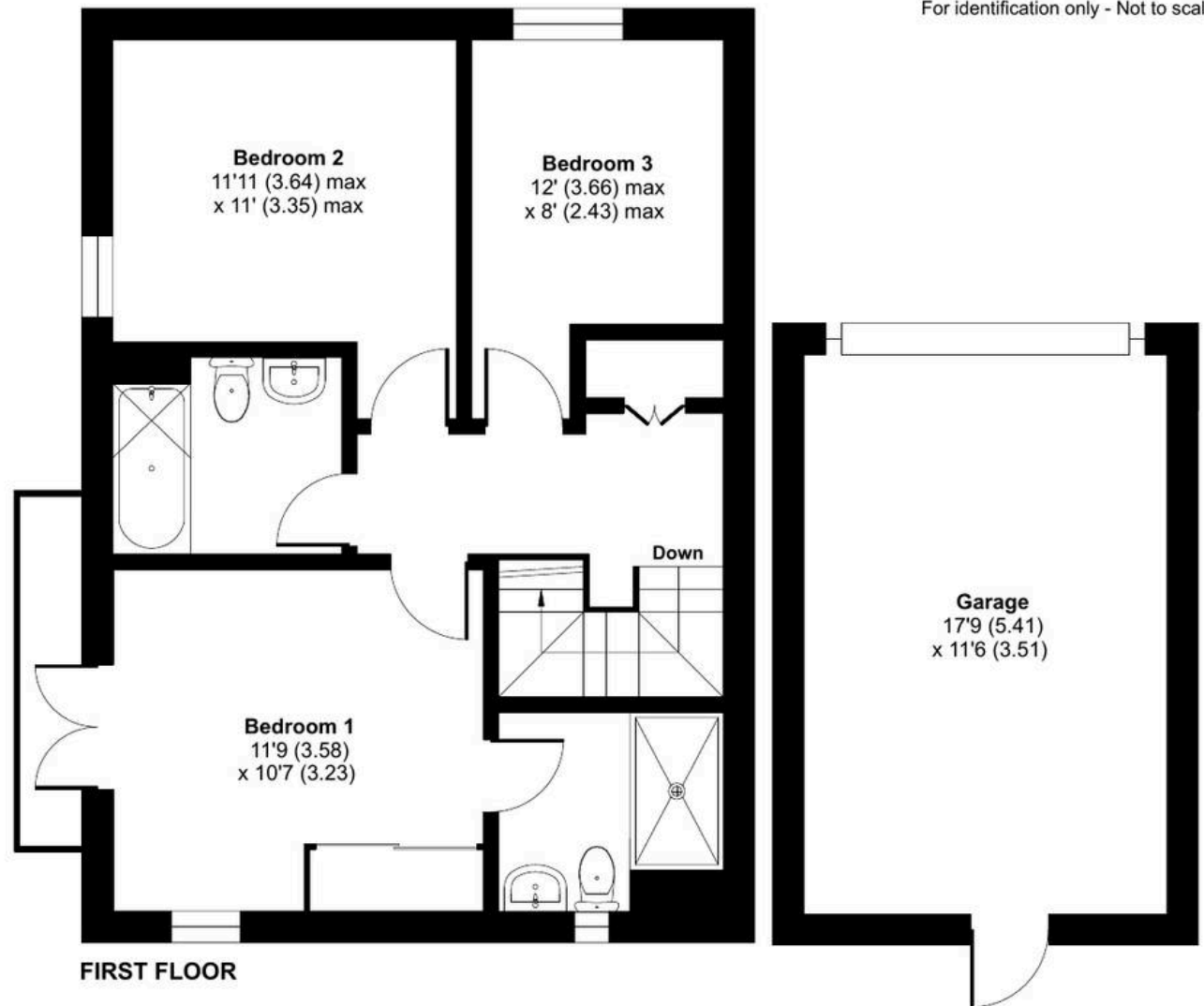
Garage = 204 sq ft / 18.9 sq m

Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Bracketts llp. REF: 1387548