



**HIGH TREE LANE, TUNBRIDGE WELLS, KENT,
TN2 3FR - £550,000**



WOOD & PILCHER

2 High Tree Lane, Tunbridge Wells, Kent, TN2 3FR

Avoid the waiting list with a chance to buy this brand new three bedroom detached home set within the Knights Wood development which itself is set within circa 200 acres of mature ancient protected woodland on the fringes of Royal Tunbridge Wells.

Entrance hall, downstairs cloakroom, sitting room, fitted kitchen, dining room with integrated Neff appliances, master bedroom with built in wardrobes and en suite shower room, second bedroom with built in wardrobes, good size third bedroom. Rear garden with patio and lawn, driveway to a large attached garage plus additional parking space. A mixture of Amtico flooring and fitted carpets. Gas central heating via radiators, triple glazed windows and doors.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

Available for immediate occupation is this brand new three bedroom detached home known as The Gala constructed by Dandara and situated on the Knights Wood development at Royal Tunbridge Wells. This particular home forms part of a collection of properties situated within part of the site called The Lanes inspired by traditional Kentish architecture complemented by attractive trees and low planting enhancing the street scenes and slowing traffic. The interior has been carefully considered to make the most of light and space and includes a generously proportioned living room, kitchen dining room with contemporary soft close styled doors, a range of integrated appliances by Neff including an oven and hob, fridge freezer, dishwasher and washer dryer. There is a downstairs cloakroom, three bedrooms at first floor with the master bedroom having an en suite shower room, in addition to the family bathroom, with both rooms being fitted with quality white suites and attractive wall tiling. Heating is provided from a gas fired boiler and radiators, whilst triple glazed timber and aluminium windows help keep fuel bills to a minimum. Electric fittings include multi media points within the sitting room, master bedroom and kitchen/dining room. Floor coverings comprise of a mixture of Amtico and fitted carpets and the gardens have been completed to include patios and lawn and enclosed with high fencing to provide privacy. To provide security and peace of mind, Dandara offer a 10 year warranty cover in addition to a 2 year Dandara warranty with dedicated customer care team.



SITUATION: Knights Wood is set within circa 200 acres of mature ancient protected woodland on the fringes of Royal Tunbridge Wells with the aim of providing a whole new living environment with a real sense of community. The development has been designed to satisfy many life style aspirations with mature trees, green spaces, footpaths, walkways and a village green with a safe play area to set the scene. A new primary school and shared facilities including a village square with local shops and amenities are on hand against this beautiful backdrop. Knights Wood is a great base from which to enjoy Royal Tunbridge Wells with a Nuffield Health Club, multi screen cinema, restaurant and a successful retail park all located a short walk away. The historic spa town combines heritage, cultural and leisure activities with a blend of contemporary and traditional shopping from High Street names to independent retailers, a modern shopping centre and quaint retail outlets found in the beautifully colonnaded Pantiles. For the commuter traveller the nearest main line station is at High Brooms, whilst the A21 road network is but a few minutes drive. To find the development, use the sat nav post code TN2 3UW.

The accommodation comprises: Glazed entrance door to:

ENTRANCE HALL: Amtico wood effect flooring, single radiator, power points, smoke alarm.

DOWNSTAIRS CLOAKROOM: White low level wc and wall mounted wash hand basin with wall mounted mirror, single radiator, Amtico wood effect flooring, extractor fan.

SITTING ROOM: A generous room with fitted carpet, power points and multi media points, central heating thermostat, radiator, window to side and walk in bay window to front.

KITCHEN/DINING ROOM: Fitted with a comprehensive range of contemporary styled wall and base units in high gloss white finish with soft close style cupboards and drawers, stainless steel one and a half bowl single drainer sink unit with mixer taps, integrated Neff dishwasher, washer dryer, electric oven, gas hob with filter hood above and stainless steel splash back, integrated Neff fridge freezer, under cupboard lighting, window to rear, single radiator, media points, power points, under stairs storage cupboard, Amtico wood effect flooring, window to rear and French doors opening to the rear garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Fitted carpet, power points, access to loft space, large walk in airing cupboard containing the hot water cylinder with shelf above.

MASTER BEDROOM: Window to front, fitted carpet, telephone point, power points, built in double mirrored wardrobe with sliding doors, media points.

EN SUITE SHOWER ROOM: White wall mounted wash hand basin, low level wc, large shower cubicle with plumbed in shower, attractive wall tiling, large mirror and mirrored cabinet, extractor fan, chrome towel rail, Amtico wood effect flooring, window to front.

BEDROOM 2: Fitted carpet, single radiator, power points, tv and telephone point, window to rear, built in double mirrored wardrobe.

BEDROOM 3: Fitted carpet, power points, window to rear, single radiator, tv and telephone point.

BATHROOM: White suite comprising of a panelled bath with mixer taps and shower spray, glazed shower screen, low level wc, wall mounted wash hand basin with mixer taps, wall mirror and mirrored cabinet, Amtico wood effect flooring, chrome towel rail, extractor fan.

OUTSIDE REAR: Paved patio and pathway to garden being laid to lawn enclosed by fencing to provide privacy, outside tap and power point, side gate.

FRONT: Small shrub bed, path to covered entrance with outside light, brick paved driveway providing off road parking leads to an attached garage with up and over door, internal power and light, gas fired boiler, roof storage space and personal door to rear garden.

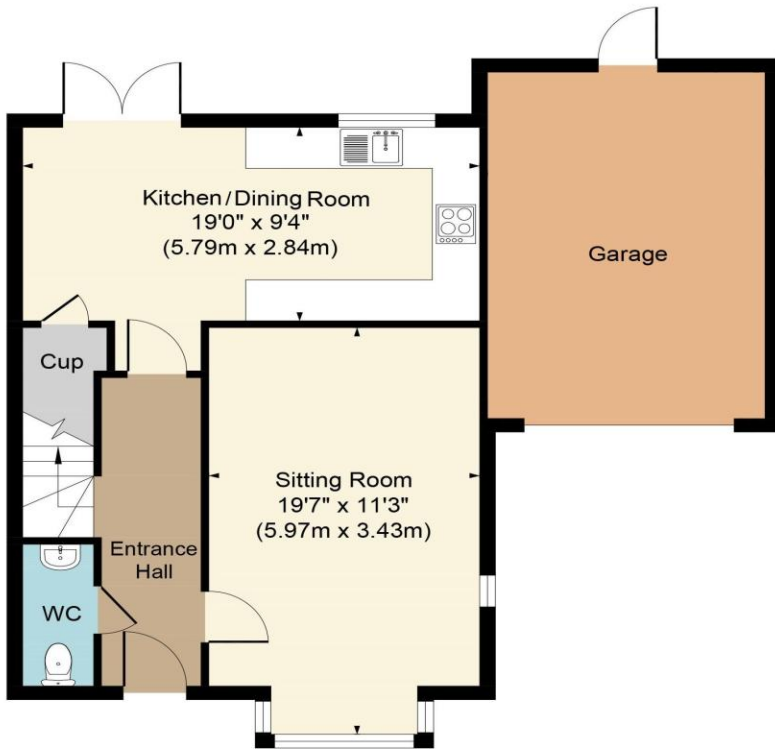
ADDITIONAL PARKING SPACE: A single parking space is located in the parking area close to the side of the property.

VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

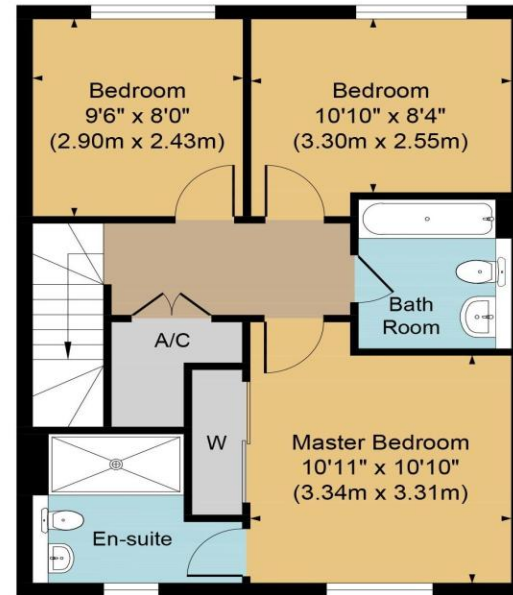
TENURE: Freehold.

ENERGY EFFICIENCY RATING: B

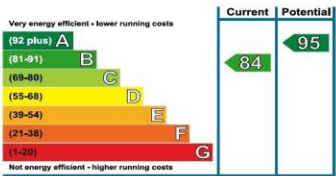




Ground Floor



First Floor



Approx. Gross Internal Floor Area (Excl. Garage) 1038 sq. ft / 96.44 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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