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PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Family Home
- Langton Green Location
- Dramatically Enhanced & Improved
- Bi Fold Doors to Garden
- Garage & Generous ORP
- Energy Efficiency Rating: D

Little Mallet, Langton Green

£425,000

woodandpilcher.co.uk

10 Little Mallet, Langton Green, Tunbridge Wells, TN3 0EL

Located towards the end of a pleasant and private cul de sac, an impressively presented and improved three bedroom property with ground and first floor shower room and bathroom facilities, a good sized kitchen/breakfast room and a particularly attractive lounge with recently fitted bi fold doors that open to a large courtyard garden at the rear, creating a most attractive entertaining space as the summer months come along! The property has been particularly well cared for by the current owners and enhanced and improved in several areas as the photographs and floorplan will confirm. What may be less obvious is that beyond the large private garage and driveway the property enjoys, it also owns the two parking spaces opposite the property which appear to be a turning circle but - in fact - are privately owned and for use of this property alone.

Affordable family properties in Langton Green are rare indeed and to this end we would encourage anybody to make an immediate appointment to view.

Access is via a partially glazed double glazed door with inset opaque panels to:

WIDE ENTRANCE HALLWAY:

Further opaque double glazed panel returning to the front, cat flap, areas of fitted coir matting, good areas of wood effect flooring. Stairs to the first floor, understairs storage area, dado rail, various media points. Door to cupboard housing the hot air heating system and further door to understairs storage area with good general storage space, electric consumer unit etc and areas of free standing shelving. Doors leading to:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with a complementary work surface. Integrated double electric oven and inset four ring gas hob with tiled splashback and extractor hood over. Inset one and a half bowl sink with mixer tap over. Integrated slimline dishwasher, space for washing machine. Feature recess with space for large fridge/freezer. Larder with areas of fitted shelving. Good space for dining table and chairs. Tiled floor, hot air vent, dado rail, textured ceiling. Double glazed windows to the front with fitted blinds.

SHOWER ROOM/WC:

Fitted with a low level wc, corner shower cubicle with 'Mira' electric power shower and single head, wall mounted wash hand basin with storage below and mixer tap over. Feature tiled flooring, hot air heating vent, textured ceiling, extractor fan.

LOUNGE:

Carpeted, good space for lounge furniture and for entertaining. Hot air vent, textured ceiling, areas of floating shelving, various media points. Feature bi fold doors to the rear garden which are recently installed and creating a most appealing view and ambience with fitted blinds.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, textured ceiling, fitted cupboard with lower level hot water cylinder and areas of fitted shelving above. Door leading to:



BEDROOM:

Carpeted, hot air vent, textured ceiling. Fitted cupboard with areas of shelving. Space for bed and recess suitable for desk etc. Double glazed windows to the rear with fitted blind.

BEDROOM:

Carpeted, hot air vent, textured ceiling. Single fitted wardrobe with areas of shelving and fitted coat rails. Space for double bed and associated bedroom furniture. Double glazed windows to the rear with fitted blind.

FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen and wall mounted 'Mira' power shower with single head, wash hand basin with mixer tap over and storage below, low level wc. Feature tiled floor, tiled walls, wall mounted cabinet, feature mood lighting, hot air vent, extractor fan.

BEDROOM:

Carpeted, hot air vent, textured ceiling. A bank of fitted wardrobes. Of a particularly good space with large for a large bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

OUTSIDE REAR:

A low maintenance garden set to areas of contemporary decking with well stocked raised shrub beds and retaining fencing. Good space for garden furniture and for entertaining, external power points and path leading to the side of the property.

OUTSIDE FRONT:

The boundary of the property extends across the end of the road to what would appear to be a turning circle at the end but is in fact two further private parking spaces for the property. There is a further driveway for a wide single vehicle or possibly two smaller vehicles, leading to a garage with an up and over door. There is a path running from the cast iron entrance gate to the front door and bin storage areas. There is a further seating area to the front, external tap, partially glazed courtesy door returning to the garage, further door to a small shed adjacent to the garage and a path leading around to the side.

SITUATION:

Little Mallet is a popular residential cul de sac in the Langton Green area of Tunbridge Wells a little over a mile to the west of the town centre. An extremely popular family area, it offers access not only to Tunbridge Wells town centre with its wide mix of social, retail and education facilities, including grammar schools and a wealth of multiple and independent retailers, but also to village facilities including a highly regarded primary school, the Hare public house and excellent access to good areas of Kent and East Sussex countryside. Tunbridge Wells itself has two main line railway stations which offer fast and frequent services to both London termini and the south coast. Beyond this, Langton Green also has use of the Centaur bus service which again offers excellent and speedy access to central London.

TENURE:

Freehold

COUNCIL TAX BAND:

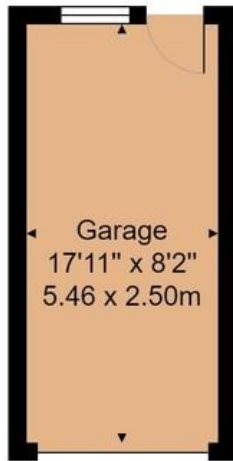
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VIEWING:

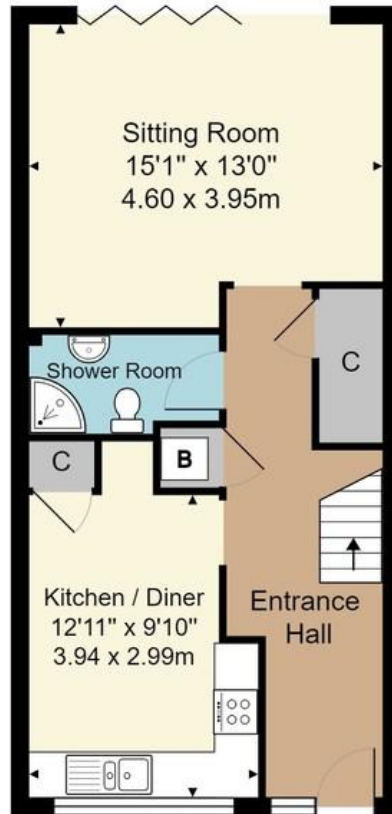
By appointment with Wood & Pilcher 01892 511211



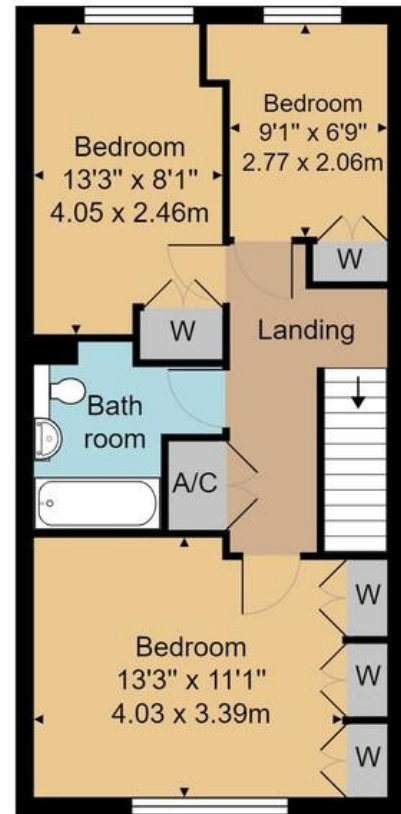
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Garage



Ground Floor



First Floor

House Approx. Gross Internal Area 1002 sq. ft / 93.1 sq. m
Garage Approx. Internal Area 147 sq. ft / 13.7 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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