



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Charming Period Cottage
- Heart of Langton Green
- 2 Bedrooms
- 2 Reception Rooms
- On Street Parking
- Energy Efficiency Rating: D

Langton Road, Langton Green

GUIDE PRICE £340,000

woodandpilcher.co.uk

**Melrose Cottage, Langton Road, Langton Green,
Tunbridge Wells, TN3 0HL**

Located in the ever popular village of Langton Green is this charming two bedroom period cottage. It enjoys two good sized reception rooms and kitchen/utility on the ground floor with two bedrooms and bathroom on the first floor. It has lovely character with a stable entrance door, feature brick fireplace and pretty rear garden. A perfect property for first time buyers or downsizer. Do call Wood & Pilcher to arrange an early viewing.

ENTRANCE:

Via tiled pathway to entrance door. A recently installed double glazed stable door leading to:

SITTING ROOM:

A good sized room with feature brick fireplace and hearth. 'Karndean' flooring, radiator. Sash window to front with shutters.

DINING ROOM:

'Karndean' flooring, radiator. Sash window to rear. Leading to:

KITCHEN:

A good range of wall and base units with complementary worktop. Built in oven with electric hob and extractor fan over. Inset sink with mixer tap. Spaces for fridge/freezer and dishwasher. Part tiling to walls, 'Karndean' flooring. Velux window to ceiling, window to side.

REAR LOBBY/UTILITY AREA:

Plumbing for washing machine, wall mounted gas central heating boiler, radiator. Part glazed door to rear and high level window to rear.

Stairs to FIRST FLOOR LANDING AREA:

Loft access with drop down ladder being fully boarded.

BEDROOM 1:

A double bedroom with a large range of built in wardrobes, further built in store cupboard, radiator, carpet. Sash window to front.

BEDROOM 2:

Built in cupboard, radiator, carpet. Sash window to rear.



BATHROOM:

Fitted with a white suite comprising of panelled bath with hand held shower attachment, pedestal wash hand basin, low level wc. Vinyl flooring, part tiling to walls, radiator.

OUTSIDE REAR:

A pretty rear garden with fencing, mature trees and shrubs to borders, area of lawn, gated side access, paved patio. Right of access from neighbouring homes through to communal walkway.

OUTSIDE FRONT:

A pretty area with railings and shrubs to front, area of gravel, tiled pathway to entrance door.

SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. The local Hare public house provides a typical menu expected from a classic English pub. The historic spa town of Tunbridge Wells lies approximately two miles east of Langton Green and provides excellent retail, leisure and dining opportunities. The Royal Victoria Place Shopping Precinct and adjacent Calverley Road, have a wealth of prominent High Street brands with further independent boutique shops located along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. For the commuter traveller, the main line station at Tunbridge Wells offers fast and frequent services to London with a journey time of approximately one hour. Alternatively a commuter coach service is available from Langton Green to London taking approximately one and a half hours. There is easy access to the M25 and national motorway network via the A21 whilst Eurostar, Gatwick Airport and the channel ports are all within easy reach.

TENURE:

Freehold

COUNCIL TAX BAND:

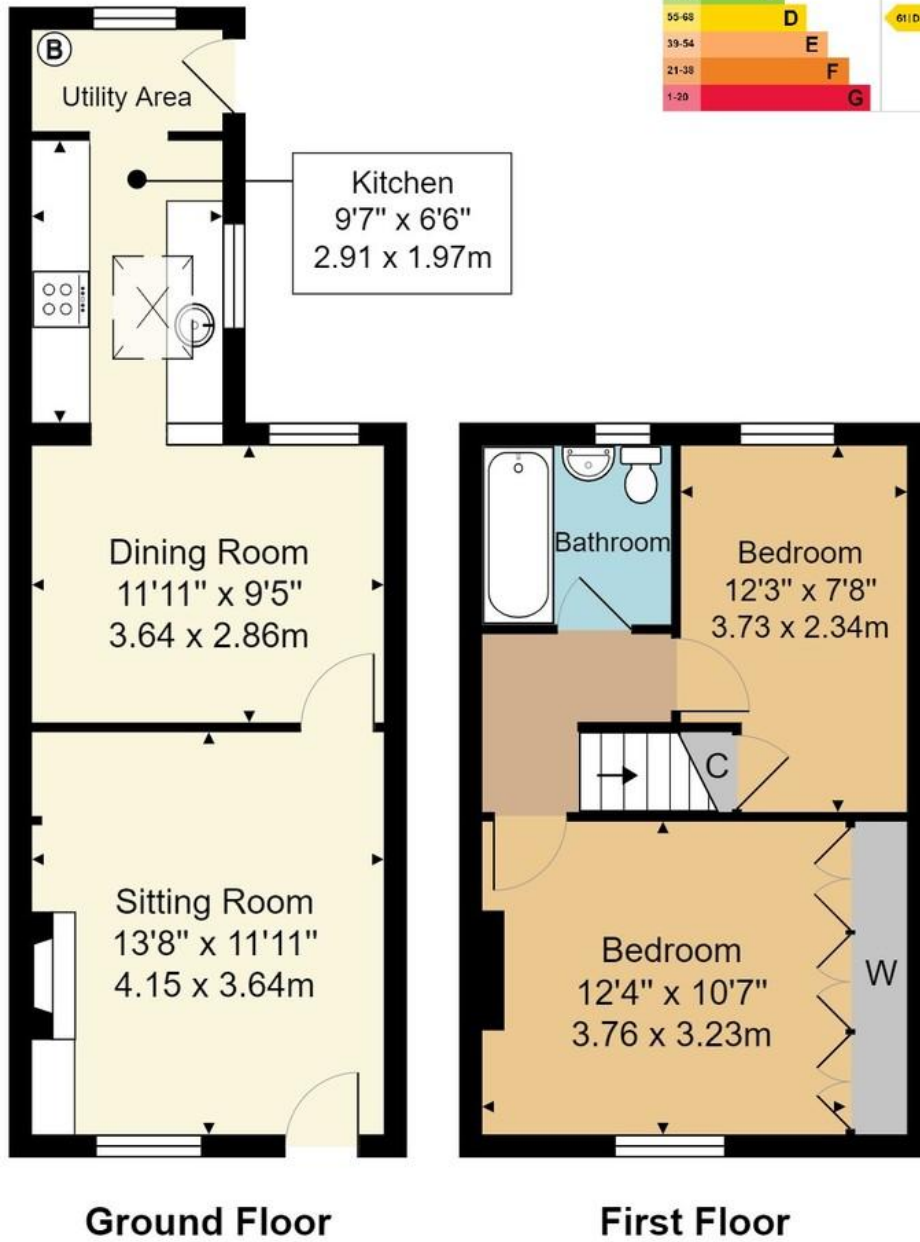
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		661B
69-80	C		
55-68	D	611D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 706 sq. ft / 65.6 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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