



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Period Cottage
- Offered as Top of Chain
- Popular Langton Green Location
- Recent Re-Decoration
- On Street Parking
- Energy Efficiency Rating: D

First Street, Langton Green

£350,000

woodandpilcher.co.uk

13 First Street, Langton Green, Tunbridge Wells, TN3 0EU

Offered as top of chain and the beneficiary of recent re-decoration, a most attractive and well maintained two bedroom semi detached period cottage in a popular and a pleasant residential road in Langton Green to the west of Tunbridge Wells town centre. The vendors have made considerable efforts to maintain and enhance this property and it remains a particularly pleasant proposition for anybody seeking minimal refurbishment and simply to find a lovely house in which to live. As currently arranged, the property has a good sized principal lounge with open fireplace, a separate dining room, contemporary styled kitchen and ground floor bathroom. There are two double bedrooms to the first floor. The property enjoys attractive and well maintained gardens with a lower maintenance rockery to the front and a lawned garden to the rear with deep shrub borders and a detached shed. Properties of this style and in this location have traditionally generated considerable interest and to this end we would encourage any interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with inset opaque panel, leading to:

LOUNGE:

Newly carpeted, radiator, high level skirting boards, cornicing, fitted cupboard housing the electrical consumer unit. Fireplace with Living Flame gas fire with brick and stone surround and wooden mantle with areas of fitted shelving to either side of the chimney breast. Georgian style double glazed window to the front. Door leading to:

INNER LOBBY:

Newly carpeted, stairs to the first floor. Door leading to:

DINING ROOM:

Carpeted, radiator, cornicing, open fireplace with tiled hearth, brick surround and wooden mantle, fitted shallow wooden cupboard to one side of the chimney breast. Door to good sized understairs cupboard with generous storage space and areas of fitted shelving. Good space for dining table and chairs. Georgian style double glazed window to the rear.

KITCHEN:

Fitted with a range of wooden wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Spaces for washing machine, dishwasher and fridge. Integrated 'Bosch' electric oven and inset four ring gas hob with feature stainless steel extractor hood over. Good areas of general storage. Wood effect vinyl floor, feature radiator. Partially glazed door with inset opaque panels to the side. Georgian style double glazed window to the side and further double glazed window to the side. Door leading to:

BATHROOM:

Fitted with a low level wc, pedestal wash hand basin, panelled bath with mixer tap over and single head shower attachment. Wood effect flooring, part tiled walls, radiator, textured ceiling. Cupboard housing the wall mounted 'Baxi' boiler. Opaque double glazed window to the side with fitted roller blind.



FIRST FLOOR LANDING:

Carpeted, door leading to:

BEDROOM:

Carpeted, radiator, cornicing, door to an overstairs cupboard with inset hot water cylinder and areas of fitted shelving. Feature cast iron fireplace with a fitted cupboard to one side of the chimney breast with good storage space and fitted coat rail. Georgian style double glazed windows to the front.

BEDROOM:

Carpeted, radiator, door to an overstairs cupboard with areas of fitted shelving, coat rail and hooks. Cast iron fireplace. Double glazed window to the rear.

OUTSIDE FRONT:

A low maintenance front garden with a concrete path running to the front door and to the side giving access to the rear garden. A combination of retaining hedging and a cast iron gate to the front with generous and well planted shrub beds forming a semi circle around a central rockery feature.

OUTSIDE REAR:

Paved path area to the immediate side of the kitchen with external tap and space for garden furniture and entertaining. The rear garden has a combination of retaining fencing and hedging and attractive shrub borders. It is principally laid to lawn with generous shrub beds to three sides and a further raised low maintenance patio area to the rear. Further area of low maintenance paving with detached external shed.

SITUATION:

The property is located on a pleasant residential road in Langton Green to the west of Tunbridge Wells town centre. It offers good proximity to open areas of Wealden countryside and immediate access to both Langton Green Primary School and the ever popular Hare Public House. Tunbridge Wells itself has a wider range of social, retail and educational facilities including a number of sports and social clubs, two theatres and a range of multiple and independent retailers, restaurants and bars located between the Pantiles and the Royal Victoria Place shopping centre. There are further retail opportunities at the nearby North Farm Industrial Estate. The town has a number of highly regarded schools at primary, secondary and independent levels alongside two main line railway stations offering fast and frequent services to London termini. Langton Green is also the beneficiary of the Centaur commuter bus which runs from West Kent to central London.

TENURE:

Freehold

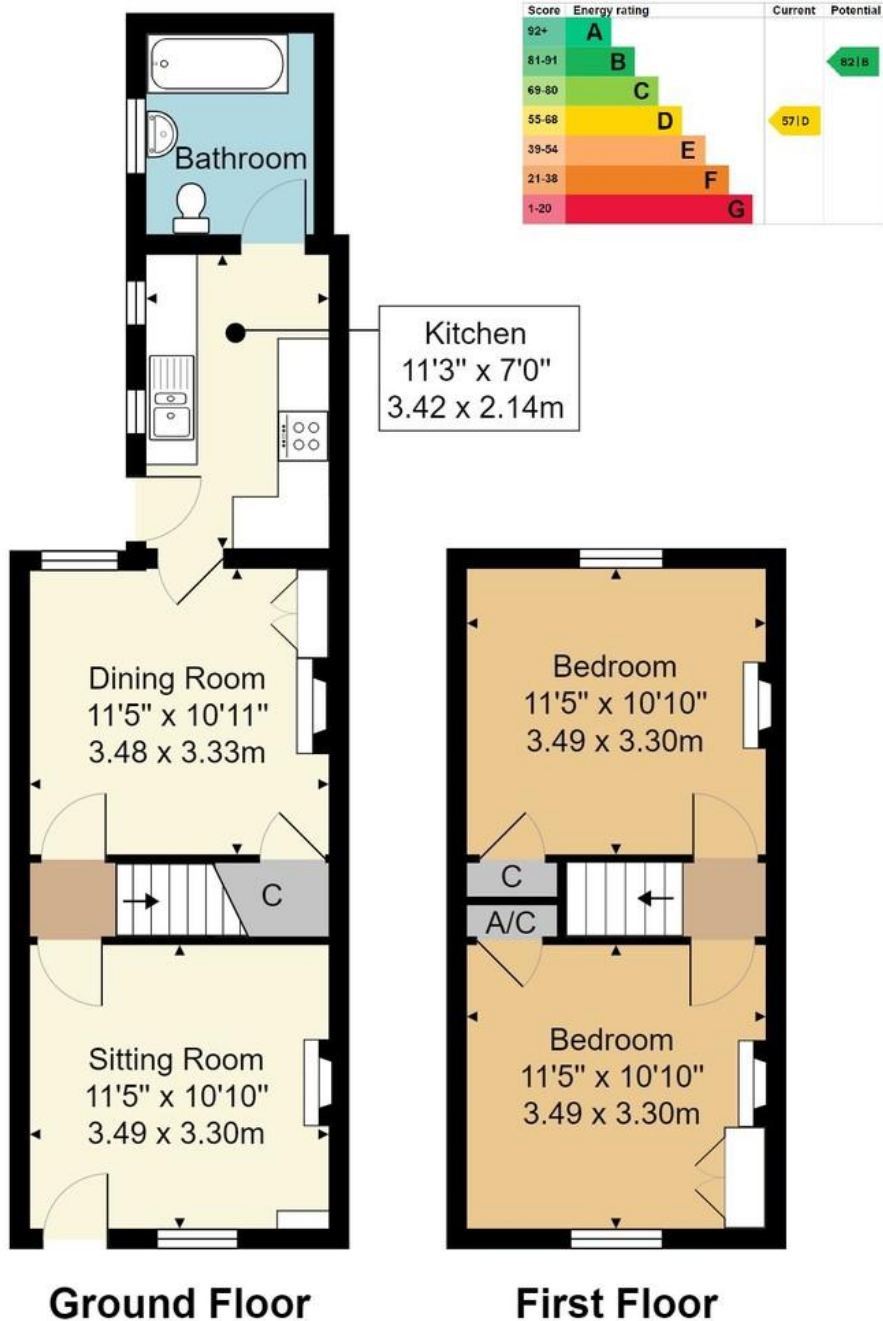
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 716 ft² ... 66.5 m²

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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