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- Detached House
- 3 Double Bedrooms
- Newly Installed Kitchen
- No Onward Chain
- On Road Parking
- Energy Efficiency Rating: E

Salisbury Road, Langton Green

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

19 Salisbury Road, Langton Green, Tunbridge Wells, TN3 0ES

A unique opportunity to secure a detached house in this desirable residential road having the added opportunity of planning permission already being in place to create a larger family home. The property already benefits from having separate living and dining rooms, a newly installed kitchen and shower room on the ground floor with three double bedrooms on the first floor. However, the planning permission includes extending the ground floor to create an open plan kitchen/dining area, an additional bathroom on the first floor and also converting the loft into a generous master suite. The garden to the rear is a good size and the property has the benefit of no onward chain thereby streamlining the buying process.

ENTRANCE:

Via part glazed door into:

ENTRANCE HALLWAY:

Stairs to first floor.

SITTING ROOM:

A good sized sitting room with exposed brickwork feature fireplace and hearth, picture rail, radiator, carpet. Double glazed window to front.

DINING ROOM:

Feature fireplace, shelving to side of chimney breast, understairs store cupboard housing electric consumer unit, radiator, carpet. Double glazed window to front.

KITCHEN:

A newly installed modern kitchen with a range of wall, base and drawer units. Inset oven with electric hob and extractor hood over. Built in fridge/freezer and 'Neff' dishwasher. Space for washing machine. Inset sink and drainer with mixer tap. Wood effect vinyl flooring. Double glazed window to side and part glazed door to rear garden.

REAR LOBBY:

Radiator, door into:

SHOWER ROOM:

A newly installed double shower cubicle with drench head and hand held shower attachment, pedestal wash hand basin, low level wc. Part tiling to wall, wall mounted gas central heating boiler, radiator. Double glazed window to rear.

FIRST FLOOR LANDING:

Radiator, double glazed window to rear.



BEDROOM 1:

A good sized double bedroom with feature fireplace, radiator, carpet. Built in store cupboard. Double glazed window to front.

BEDROOM 2:

A further double bedroom with feature fireplace, radiator, carpet. Loft access. Double glazed window to front.

BEDROOM 3:

A double bedroom, radiator, carpet. Double glazed window to side.

OUTSIDE REAR:

A generous sized rear garden with fencing to boundaries, paved patio area. Gated side access, wooden shed. Mature shrubs to borders, area of lawn.

OUTSIDE FRONT:

A wall to the front with gate, paved pathway to front door, gravel to borders.

SITUATION:

The property is within walking distance off Langton Green's village shops but more importantly The Hare public house and well regarded Langton Green Primary School. Royal Tunbridge Wells town centre itself is some two and half miles distant offering a wider range of social and retail facilities to include the Royal Victoria Shopping Mall and Calverley Road pedestrianized precincts alongside The Old High Street and Pantiles. Langton Green also offers the Holmewood House Preparatory School and Rose Hill, whilst in Tunbridge Wells there are a number of well regarded primary, secondary, grammar and independent schools. Recreational facilities in the area include local cricket, rugby and golf clubs, Tunbridge Wells Sports and Leisure Centre and, slightly out of town, North Farm Retail Park with its private health club, bowling and multi-screen cinema complex.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

The planning permission can be seen on the Tunbridge Wells Borough Council website - Reference No. 23/02017/FUL.





Approx. Gross Internal Area 910 ft² ... 84.5 m²

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