



**WOOD &
PILCHER**

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- 2 Bedroom Period Cottage
- Langton Green Location
- Excellent Room Sizes
- High Standard of Presentation
- On Street Parking
- Energy Efficiency Rating: D

First Street, Langton Green

£400,000

woodandpilcher.co.uk

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

Located on a popular and peaceful residential road in Langton Green to the west of Tunbridge Wells, a spacious two bedroom terraced property with generous room sizes throughout, a wood burner to the lounge, excellent bedroom sizes and a further open plan kitchen/dining room which, subject to the permissions being obtainable, has good potential for further extension and development as neighbours have done. A glance at the attached photographs and floorplan will give an indication as to the quality and specifications of the house - what should really be stressed is the additional advantages the room sizes give for sheer quality of living. Externally, the property has a good sized and well cared for enclosed rear garden with a smaller low maintenance front garden.

Access is via a partially glazed double glazed with two inset opaque panels, leading to:

ENTRANCE HALLWAY:

Areas of engineered oak flooring, fitted coir mat, radiator, stairs to the first floor, wall mounted thermostat control, inset spotlights to the ceiling, generous understairs storage space.

Door to:

LOUNGE:

Good areas of exposed pine floorboards, radiator, various media points, picture rail. Inset cast iron wood burner with wooden bressumer beam. Ample space for lounge furniture and entertaining. Double glazed window to the front with fitted blind.

OPEN PLAN KITCHEN/DINING ROOM:

Fitted with a range of wall and base units and a complementary wood block work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated double electric oven and inset four ring 'Bosch' hob with tiled splashback and extractor hood over. Integrated dishwasher and fridge. Wine storage space and good general storage space. Double glazed window to the rear with fitted blind. Good areas of engineered oak flooring, radiator, inset LED spotlights to the ceiling, cornicing. Cast iron fireplace with stone hearth. Good space for dining table, chairs and associated furniture. Double glazed French doors to the rear garden. Door leading to:

UTILITY SPACE:

Wood effect laminate flooring, areas of sloping ceiling, wall mounted boiler. Space for washing machine and fridge/freezer. Window to the rear and double glazed window to the side.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, doors leading to:

BEDROOM:

Of a particularly good size with ample space for large double bed and associated bedroom furniture. Fitted wardrobes to either side of the chimney breast, carpeted, radiator. Two sets of double glazed windows to the front.



BEDROOM:

Carpeted, radiator, cornicing, cast iron fireplace. Fitted wardrobe to one side of the chimney breast. Good space for a double bed and associated bedroom furniture. Double glazed window to the rear with fitted blind.

BATHROOM:

Fitted with a pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap over, fitted glass screen and wall mounted 'Mira' electric shower with single head. Fitted storage space with hot water cylinder. Wood effect vinyl flooring, tiled walls, fitted wall mirror, radiator, fitted 'Dimplex' hot air heater, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear with fitted blind.

OUTSIDE FRONT:

A low maintenance front garden set principally to stone chippings with retaining brick walls and path leading to the pavement with a cast iron gate.

OUTSIDE REAR:

Areas of low maintenance paving to the immediate rear of the property affording space for garden furniture and entertaining. External power point, external tap. The garden is essentially low maintenance set to areas of stone chipping with stepping stones, further areas of raised sleepers, well planted beds adjacent to wooden retaining fencing. Detached wooden shed. Further low maintenance paved area towards the rear of the garden with further space for entertaining.

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:

B

VIEWING:

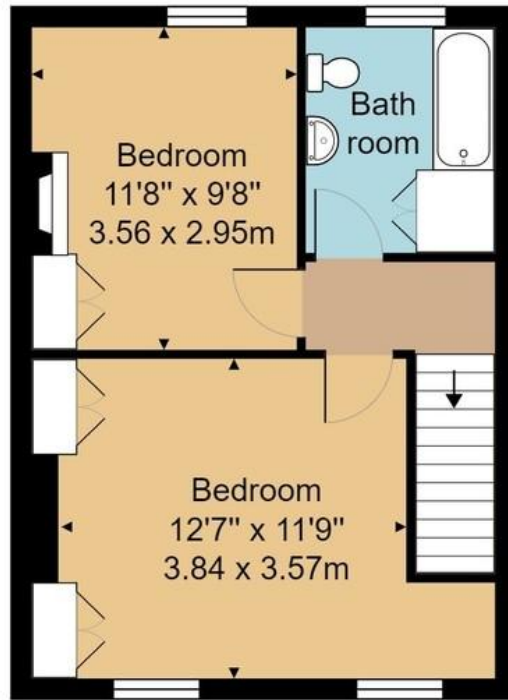
By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		97 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 829 ft² ... 77.1 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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