



# UPPER PROFIT

LANGTON GREEN, TUNBRIDGE WELLS - GUIDE PRICE £825,000 - £850,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# 8 Upper Profit

Langton Green, Tunbridge Wells, TN3 0BZ

**Entrance Hall - Downstairs Cloakroom - Sitting Room - Family Room - Conservatory - Dining Room - Kitchen With Oak Panelled Units & Integrated Appliances - First Floor Landing - Principal Bedroom With En-Suite Shower - Three Further Good Sized Bedrooms - Family Bathroom - Gas Central Heating - Double Glazing - Driveway To Integral Garage - 0.1 Acre Plot With Wonderful Mature Gardens Not Directly Overlooked From The Rear - Sought After No Through Road In Langton Green Location - No Forward Chain**

This is a wonderful opportunity to acquire a four bedroom detached home with integral garage situated within an extremely desirable no through road in the sought after area of Langton Green. The property itself has been extended to the rear and side and provides well proportioned living accommodation including an inter-connecting sitting room and family room which in turns leads to a conservatory and dining room providing plenty of living space as well as considerable versatility on how they might be used. The kitchen has been fitted with a range of oak panelled wall and base units and includes a range of appliances. Whilst at first floor there are four well proportioned bedrooms with the main bedroom having its own en-suite shower. A particular feature of this home is its generous rear garden with large patio areas providing an ideal space for outside entertaining. There is a driveway providing off road parking leading to an integral garage. Heating is provided via a gas fired boiler and radiators and double glazing helps keep fuel bills to a minimum. This is a very desirable style of home and in view of the immense potential this property has to offer we have no hesitation in recommending applicants view without delay.

The accommodation comprises. Multi-paned entrance door to:

**ENTRANCE PORCH:**

Paved floor, door with side window to:

**ENTRANCE HALL:**

Single radiator, central heating thermostat, telephone point, power points.

**DOWNSTAIRS CLOAKROOM:**

White low level WC, wall mounted wash hand basin. Half height tiling to walls, central heating time clock. Window to side.





**SITTING ROOM:**

Double aspect with windows to both front and rear, two double radiators, power points. Fireplace and hearth. Glazed double doors with side panels connecting to:

**FAMILY ROOM:**

Single radiator, power points, telephone point. Double glazed sliding doors to:

**CONSERVATORY:**

Double glazed windows, wood effect vinyl flooring, power points. French doors leading to the garden.

**DINING ROOM:**

Door to family room and kitchen. Two single radiators, wall lighting, two windows to rear overlooking the garden and one window to side.

**KITCHEN:**

Fitted with a range of oak panelled wall and base units with work surfaces over. Stainless steel one and a half bowl sink unit with mixer tap. Integrated dishwasher, gas hob with filter hood above, fridge and freezer, electric oven and washing machine. Half height tiling to walls, laminate wood flooring. Windows to rear and side with further internal glazed panels. Door to:

**LOBBY:**

With door leading to the side giving access to the front.

**Stairs from entrance hall to FIRST FLOOR LANDING:**

Window to front, double radiator, access to loft space with ladder and light.

**BEDROOM 1:**

Two windows to rear, two single radiators, power points, telephone point.

**EN-SUITE SHOWER ROOM:**

Shower cubicle with electric shower, pedestal wash hand basin with mixer tap, low level WC. Half height tiling to walls, extractor fan.

**BEDROOM 2:**

Window to rear, double radiator, power points. Built-in double wardrobe.

**BEDROOM 3:**

Window to front, single radiator, power points. Airing cupboard containing the lagged hot water tank with immersion heater.

**BEDROOM 4:**

Two windows to front, single radiator, power points.

**BATHROOM:**

Panelled bath with mixer tap and wall mounted shower spray, tiled shower area, pedestal wash hand basin, low level WC. Half height tiling to walls, heated towel rail, mirrored wall cabinet. Window to side.



### OUTSIDE REAR:

A large paved patio area providing an excellent area for outside entertaining leads to a wonderful mature garden being mainly laid to lawn, stocked with a large variety of shrubs and plants within the borders and beds. Wisteria covered pergola, acer, magnolia and camellia. Fencing to boundary, outside tap, side access to front.

### OUTSIDE FRONT:

Garden being mainly laid to lawn with a brick paved driveway providing off road parking for several vehicles leading to the property's entrance and integral garage with up and over door, power, light and meters, wall mounted 'Worcester' gas fired boiler.

### SITUATION:

Upper Profit is a very popular residential no through road in the Langton Green area of Tunbridge Wells and is a little over a mile to the west of the town centre. An extremely popular family area with numerous high quality and good sized impressive family homes and offers access not only to Tunbridge Wells town centre with its wide mix of social, retail and educational 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 the Kent and East Sussex countryside. Tunbridge Wells itself has two main line railway stations which offer fast and frequent services to both London and the South Coast. Beyond this, Langton Green also has use of Centaur bus service which again offers excellent and speedy access to central London.

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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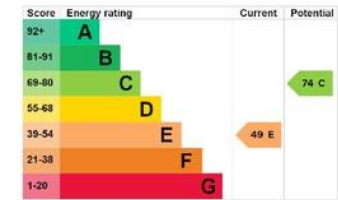
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First Floor



Ground Floor

Approx. Gross Internal Area  
1852 ft<sup>2</sup> ... 172.1 m<sup>2</sup>  
(Includes Garage)

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.