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PILCHER**

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- 2 Bedroom End Terrace Cottage
- Langton Green Location
- Sitting Room with Wood Burner
- First Floor Bathroom
- On Road Parking
- Energy Efficiency Rating: E

First Street, Langton Green

GUIDE £425,000 - £450,000

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

We have no hesitation in recommending an internal inspection to appreciate the amount of space offered in this extremely desirable two double bedroom end terraced cottage located on a pleasant and peaceful residential road within the sought after area of Langton Green. The property offers a wide range of features which include an entrance hall with plenty of storage space, good sized sitting room with fitted log burner, an open plan kitchen and dining area to include a focal point fireplace, fitted kitchen complete with a range of appliances and a connecting door leads to an extremely useful utility room and downstairs cloakroom. At first floor there are two double bedrooms and a large bathroom fitted with an attractive period style suite including a roll top bath and large shower cubicle. Heating is via a gas fired system with radiators, whilst double glazing helps keep fuel bills to a minimum. In view of the demand we experience for this particular style of home and location we really must re-emphasise the need for an early appointment to view.

The accommodation comprises. Panelled entrance door with glazed fan light over to:

ENTRANCE HALL:

Wood effect vinyl tiled flooring, single radiator, dado rail, display shelf, power points, telephone point. Two useful under stairs storage cupboards with the larger one containing the wall mounted 'Ideal' gas fired combination boiler.

SITTING ROOM:

A comfortable room with a fireplace fitted with a cast iron log burner set upon a tiled hearth. The front window has been fitted with plantation style shutters, double radiator, power points.

KITCHEN/DINING ROOM:

A well proportioned open plan room with wood effect vinyl tiled flooring, double radiator, focal point fireplace within the chimney breast, TV point, power points. The kitchen area has been fitted with a range of white Shaker style wall and base units with attractive wood block work surfaces and includes a freestanding fridge/freezer, four burner gas hob with filter hood above, electric double oven and microwave, integrated dishwasher and an enamel single drainer sink unit with mixer tap. Ceiling downlights, power points. Window to rear and glazed door connecting to:

UTILITY ROOM:

Wood effect vinyl tiled flooring, space for washing machine, tumble dryer and freezer/wine fridge. Single radiator, Velux window with further windows to rear and side. Double glazed patio doors opening to the garden.

DOWNSTAIRS CLOAKROOM:

White low level WC, pedestal wash hand basin with tiled splashback, tiled floor, chrome towel rail/radiator. Small window to rear.

Stairs from the entrance lead to the **FIRST FLOOR LANDING:** Access to the loft via a pull down ladder, the loft has been mainly floored for storage and fitted with a light.



BEDROOM 1:

Two windows to front, single radiator. Two built-in double wardrobes with shelving, hanging rails and drawers, further built-in drawer unit.

BEDROOM 2:

Window to rear, double radiator, power points.

BATHROOM:

White period style suite comprising of a roll top bath on ball and claw feet, mixer tap with hand shower spray, low level WC, pedestal wash hand basin, large shower cubicle with hand spray and rainfall head. Tiled floor, towel rail/radiator, shaver point, extractor fan. Window to rear with plantation style shutters.

OUTSIDE REAR:

Paved patio area to garden, enclosed by a combination of fencing and mature conifer hedging to provide privacy, outside lighting, timber shed, side access to front. A right of way across the rear garden to allow the neighbouring two properties to have access when required.

OUTSIDE FRONT:

Small garden with mature hedging, path to entrance with outside light.

SITUATION:

The property is within walking distance of 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:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

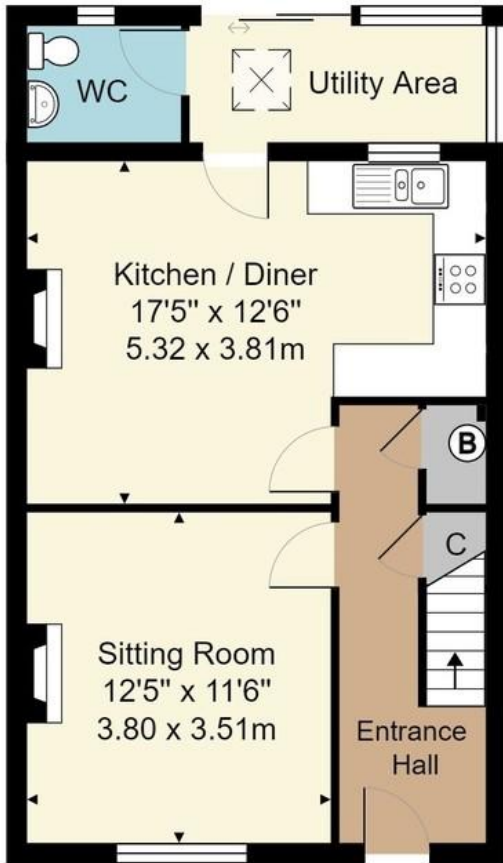
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Rights and Easements - Right of way across rear garden for neighbours to use





Ground Floor



First Floor

Total Area: 974 ft² ... 90.5 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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