



1 Stonewall Park Road
Langton Green, Tunbridge Wells,
Kent

A delightful and beautifully presented cottage benefiting from a west facing garden, large outbuilding with power and plumbing, situated in the sought-after village of Langton Green within walking distance of the local amenities and primary school.

Guide price £325,000 Freehold



Situation:

Langton Green is an exceptionally sought-after area offering shops, pub, and delightful village green. The property is situated in an enviable position in a central, yet quiet, private road and is conveniently located within walking distance of the highly regarded Langton Green Primary School (which is Ofsted rated outstanding) and Holmewood House Preparatory school.

Tunbridge Wells town centre is approximately 2 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25. There is also the Centaur executive coach service available, which operates between Langton Green, Canary Wharf and the city.

Description:

The property is a charming and beautifully presented home having been subject to many tasteful improvements by the current owners.

The accommodation is arranged over three floors and includes, on the ground floor; a good-sized living room with attractive oak flooring and delightful open period style fireplace, and a well-proportioned kitchen with a wide range of shaker style wall and base units, complimentary work surfaces, attractive tile splashbacks, integrated Bosch oven, 4 ring hob and extractor, and plumbing for a washing machine.

On the first floor is a landing and a spacious principle bedroom with two sets of fitted wardrobes, as well as a good sized family bathroom featuring a bath with period style taps with shower attachment, as well as a large walk in shower, with the room being complimented by attractive wall and floor tiling.

On the top floor is an additional bedroom with two Velux windows providing a good deal of light with the room also benefiting from useful eaves storage.

The front of the property is laid to slate shingle and bordered by a pretty picket fence with a path leading to the front door. To the rear is a secluded, low maintenance west facing garden, and a large outbuilding (extending to almost 22ft) with power and a w/c, offering possibility of being utilised as an office or even additional accommodation if required.

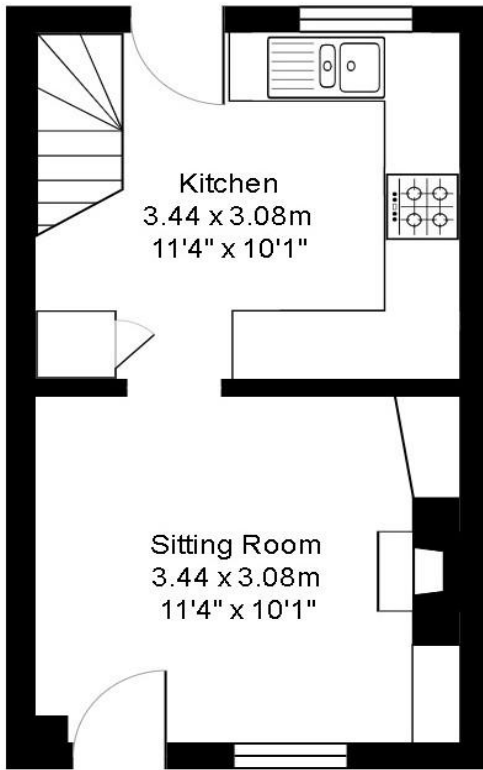
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

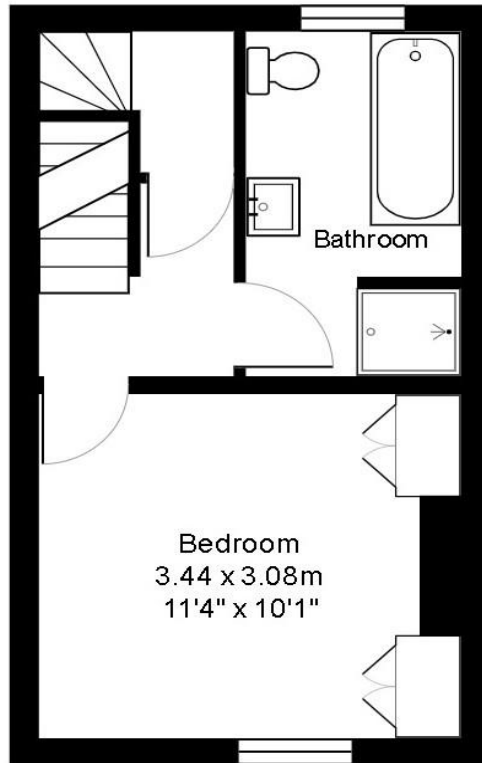
Council tax band: C (£1625.20)

Current EPC Rating: D

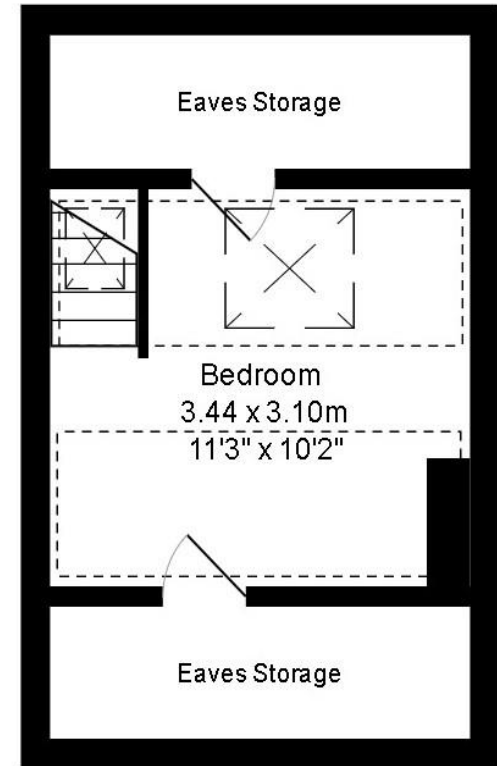
Directions: The postcode of the property is TN3 0HN



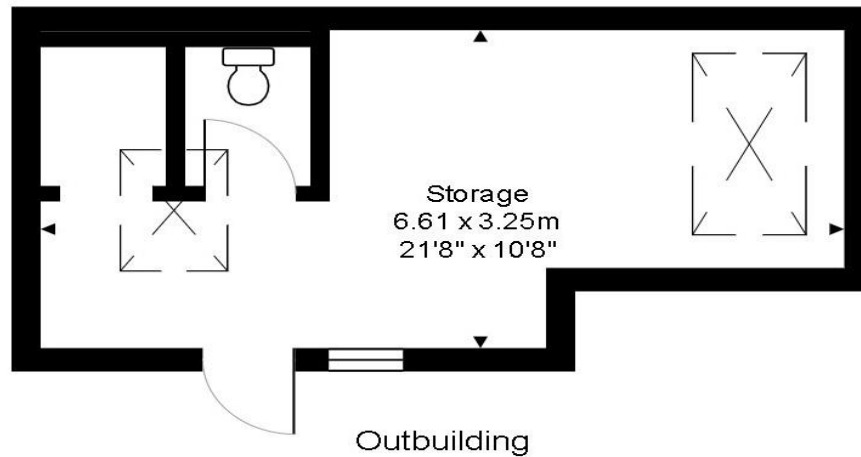
Ground floor



First floor



Second floor



Total Area: 81.9 m² ... 882 ft²

All measurements are approximate and for display purposes only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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