



DORNDEN DRIVE

Langton Green – Guide Price: £850,000



40 Dornden Drive, Langton Green, Tunbridge Wells, TN3 0AF

A spacious and well presented five bedroom detached property located on an especially desirable road in Langton Green.

As currently arranged the property enjoys two principal reception rooms with a further large open plan kitchen/dining area and five good sized bedrooms with two further bathrooms on the first floor. Whilst obviously already a good sized family home, there is additional potential for extension to the rear of the property to create a much larger principal entertaining room, subject to the necessary permissions being obtainable. Externally the property sits well in its own grounds with a gravel drive and generous off road parking to the front and large, level and secluded gardens to the rear.

The accommodation is as follows: Access is via a partially glazed, double glazed door to:

LARGE ENTRANCE PORCH:

Tiled floor, radiator, double glazed panels to front and side, partially glazed oak door leads to:

RECEPTION HALLWAY:

Tiled floor, stairs to the first floor, radiator, under stairs storage cupboard, door to lounge and fitted storage cupboards with coat rails and additional storage for shoes, etc.

RECEPTION 2:

Engineered oak flooring, double glazed windows to the front with fitted Roman blinds and double glazed windows to the side, radiator, inset spot lights to the ceiling, wall unit housing electric meters, wall mounted gas boiler.

GROUND FLOOR WC:

Tiled floor with feature heated towel radiator, feature wall mounted sink with mixer tap over and tiled splash back, double glazed window to side, low level wc.

UTILITY ROOM:

Tiled floor, radiator, range of base units with a polished granite work surface, space for free standing washing machine, space for free standing tumble dryer, inset single bowl sink with mixer tap over, space for large free standing fridge freezer, double glazed windows to side, inset spot lights to ceiling.

OPEN PLAN KITCHEN/DINING AREA:

DINING AREA: Tiled floor with under floor heating, radiator, double glazed doors to the rear garden and further double glazed windows to the rear garden - to either side of the



door - panel of double glazed windows to the side with fitted Roman blinds, partially glazed French doors to reception room 1, in turn open to:

KITCHEN: Tiled floors with under floor heating, a range of wall and base units with a complimentary polished granite work surface, integrated fridge, integrated dishwasher and integrated double electric oven with inset four ring Bosch hob to work surface and extractor fan above, part tiled walls, inset spot lights to the ceiling, double glazed windows to the rear with Roman blind and double glazed door to the rear with Roman blind, inset one and a half bowl sink with mixer tap over, open to the dining area.

RECEPTION ROOM 1:

Carpet, two radiators and further fireplace with stone surround, double glazed window to the front with Roman blind and two sets of double glazed windows to the side - each with Roman blinds - a large area of fitted storage cupboards and shelving to one side of the chimney breast.

FIRST FLOOR LANDING:

Carpet, inset spot lights to the ceiling, wall mounted thermostatic control, loft access hatch, double glazed windows to the side with fitted Roman blinds, doors leading to:

BATHROOM:

Tiled floor, feature bath with mixer tap over, fitted shower screen and single head shower with wall controls, low level wc, feature heated towel rail, velux window, inset spot lights to the ceiling, feature sink with mixer tap over, wall mounted mirror, storage areas below the sink and wall mounted electric shaver point, areas of part tiled walls.

BEDROOM:

Carpet, velux windows to two sides into areas of sloping ceiling, areas of exposed woodwork and double glazed windows to the front with Roman blinds, areas of under eaves storage and two double cupboards and one single cupboard with coat rails and shelving over.

SHOWER ROOM:

Tiled floor, large walk in shower with fitted shower screen and single head, wall controls and inset spot lights to ceiling, wall mounted extractor fan, double glazed window to the front with Roman blind, mixer tap over sink inset to storage unit, low level wc, part tiled walls, wall mounted electric shaver point, feature heated towel radiator.

BEDROOM:

Carpet, dual aspect double glazed windows to the front and side, each with Roman blinds, radiator.

BEDROOM:

Carpet, radiator, double glazed windows to the rear with fitted Roman blinds.

BEDROOM:

Carpet, double glazed window to the side with fitted Roman blinds, radiator and area of recessed shelving.



BEDROOM:

Carpet, dual aspect windows to the rear and side, good areas of fitted cupboards with coat rails.

OUTSIDE FRONT:

Approached via a five bar gate with a generous area of gravelled off road parking space for several vehicles as well as a turning area. There are hedge borders and further areas of large mature shrub beds, gate to rear garden on both sides and a further smaller area of lawn, shrub and rose beds immediately adjacent to the front of the property.

REAR:

Low maintenance paved area to the immediate rear of the property forming a large terrace with paving stones returning to each side of the property and affording excellent space for dining and entertaining. External tap, water butt and detached shed to the side of the property. Steps down to the lawn. The garden is primarily set to grass with large raised shrub borders and with fence borders affording good levels of privacy. The garden then has a small lower garden area to the very rear with a large shed and log store.

SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. The local Hare public house provides a typical menu expected from a classic English pub. The historic spa town of Tunbridge Wells lies approximately two miles east of Langton Green and provides excellent retail, leisure and dining opportunities. The Royal Victoria Place Shopping Precinct and adjacent Calverley Road, have a wealth of prominent High Street brands with further independent boutique shops located along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. For the commuter traveller, the main line station at Tunbridge Wells offers fast and frequent services to London with a journey time of approximately one hour. Alternatively a commuter coach service is available from Langton Green to London taking approximately one and a half hours. There is easy access to the M25 and national motorway network via the A21 whilst Eurostar, Gatwick Airport and the channel ports are all within easy reach.

TENURE: Freehold.

VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

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 obtained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and can not be regarded as being a representation either by the seller of his Agent.



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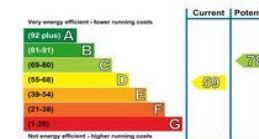
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Approx. Gross Internal Floor Area 1895 sq. ft / 176.1 sq. m



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