



UPPER STEPHENS, LANGTON GREEN, TN3 0BS
£750,000



2 Upper Stephens, Langton Green, Tunbridge Wells, TN3 0BS

Beautiful well tended gardens surround this well proportioned four bedroom detached home with potential for further development set within the sought after village location of Langton Green.

Large reception hall, downstairs cloakroom, sitting room, separate dining room, kitchen/breakfast room, master bedroom with en-suite shower, three further bedrooms, family bathroom, double garage, extensive off-road parking, solar panels, gas warm air heating, double glazing, UPVC fascias and soffits.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

INTRODUCTION: This is the first time this 1960s built, detached family home has been offered for sale since 1972 (set within a small cul-de-sac location within the sought after village of Langton Green). The property offers well proportioned accommodation including a large reception hallway with downstairs cloakroom. The sitting room has a double aspect to the front and rear together with a stone fireplace. There is a separate dining room, kitchen/breakfast room complete with an integrated dishwasher, fridge, oven and hob. At first floor level you will find the master bedroom with its en-suite shower room, whilst three further well proportioned bedrooms share the family bathroom. Other features include a gas warm air central heating system and double glazed windows together with UPVC fascias and soffits helping to keep maintenance to a minimum. Externally there are extremely well tended front and rear gardens with an abundance of shrubs and plants creating not only a real feature but also creating tremendous curb appeal which we feel sure you will agree with when viewing this property.

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 fine ales and a typical menu expected from a classic English pub.



The historic spa town of Tunbridge Wells lies approximately 2 miles East of Langton Green providing excellent retail, leisure and dining opportunities. Retail therapy can be found at the Royal Victoria Place shopping centre which has a wealth of prominent High Street brands.

Additional independent and boutique shops are located in the historic Pantiles and old High Street along with many popular cafes, restaurants and bars. In addition to the primary and prep schools within Langton, Tunbridge Wells also has a range of excellent grammar, state and public schools for older children. For the commuter traveller the mainline station of Tunbridge Wells offers services to London with a journey time of just under the 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.

Accommodation comprises: Double glazed entranced door and side window to:

RECEPTION HALL: A generous hallway containing an under stairs storage cupboard, wood block flooring, power points, warm air vent and central heating thermostat.

CLOAKROOM: White low level WC, wall mounted wash hand basin, half high tiling to walls, window to side, vinyl flooring.

SITTING ROOM: Coved ceiling, wood block flooring, two warm air vents, power points, windows to front and double glazed patio doors opening to the rear garden providing the room with a bright double aspect and views of both front and back gardens. Stone fire place with tiled hearth and mantle, fitted electric fire.

DINING ROOM: Wood block flooring, warm air vent, coved ceiling, bay window with outlook over rear garden.

KITCHEN/BREAKFAST ROOM: Fitted with a range of wall and base units, work surfaces over, stainless steel single drainer sink unit, integrated dishwasher and fridge, fitted electric hob and double oven with filter hood above. Glazed wall cabinets, window to rear with garden views, vinyl flooring double glazed side door to garden.

Stairs from entrance hall to half landing, further stairs to main landing, power point, dormer window to front, warm air vent, built in airing cupboard containing hot water tank with dual immersion heater for hot water and access to loft space.

MASTER BEDROOM: Windows to rear and side, warm air vent, power points, multi pane door to:

EN SUITE SHOWER ROOM: Comprising of a shower cubicle with plumbed in shower and glazed door, low level WC, counter sunk basin with mixer taps and cupboard beneath. Half height tiling to walls, window to front, warm air vent and vinyl flooring.

BEDROOM TWO: Window to rear, power points, warm air vent, built in cupboard.

BEDROOM THREE: Window to front, warm air vent, power points.

BEDROOM FOUR: Window to rear, warm air vent, power points.

FAMILY BATHROOM: Panelled bath with mixer taps and wall mounted electric shower, low level WC, wash hand basin, half height tiling to walls, tiled shower area and window to front. Electric towel rail, warm air vent and shavers point.

OUTSIDE REAR: A large paved patio area provides an ideal space for entertaining and leads to a beautifully tended garden being mainly laid to lawn with abundantly stocked flower and shrub borders. Conifer hedging provides a tree screen to the rear. Side entrance to:

FRONT: This garden is also extremely well cared for, comprising a large lawned area with well stocked borders. A shingle driveway provides off road parking for numerous vehicles and leads to the property's entrance and:

DOUBLE GARAGE: Two up and over doors, one is electronically operated, internal power and lights. Meters, space for washing machine, window to rear and part glazed door to garden.

TENURE: Freehold.

ENERGY EFFICIENCY RATING: C.

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



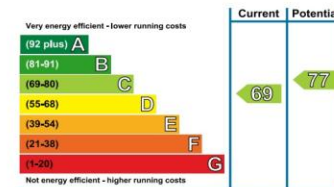


Ground Floor



First Floor

House Approx. Internal Floor Area 1665 sq. ft / 154 sq. m
 Garage Approx. Internal Floor Area 309 sq. ft / 28.71 sq. m
 Approx. Gross Internal Floor Area 1974 sq. ft / 183.39 sq. m



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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