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Little Courtlands, Great Courtlands, Langton Green, Tunbridge Wells

Guide Price £750,000

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Situated in the peaceful and desirable location of Langton Green, this beautifully presented home boasts excellent kerb appeal, featuring a spacious driveway with room for multiple vehicles, a well-maintained front lawn, and a stylish exterior complete with a striking floor-to-ceiling window. The property also benefits from a garage for additional storage and a covered porch.

Upon entering the home, a conveniently located downstairs WC sits immediately to your left. Straight ahead, you'll find the bright and welcoming kitchen, flooded with natural light. This well-designed space offers ample counter space, above-counter storage, and an integrated gas hob and electric oven — making it ideal for preparing family meals. This kitchen also provides an integrated dishwasher and washing machine for added convenience. A door from the kitchen opens directly onto the rear garden, providing a seamless connection between indoor and outdoor living.

Adjacent to the kitchen is the spacious living room, filled with light from dual-aspect windows and French doors that lead out to the garden. An open feature fireplace forms the cosy centrepiece of this room, creating a warm and inviting atmosphere that's perfect for both relaxing and entertaining.

Across the hall, the separate dining room provides an ideal setting for family meals or hosting guests, with plenty of space and natural light to enhance the experience.

Upstairs, the landing leads to the main bedroom — an impressive space with a Velux window, and a bay window that fills the room with light. This bedroom also benefits from a modern en-suite shower room with a cubicle shower.

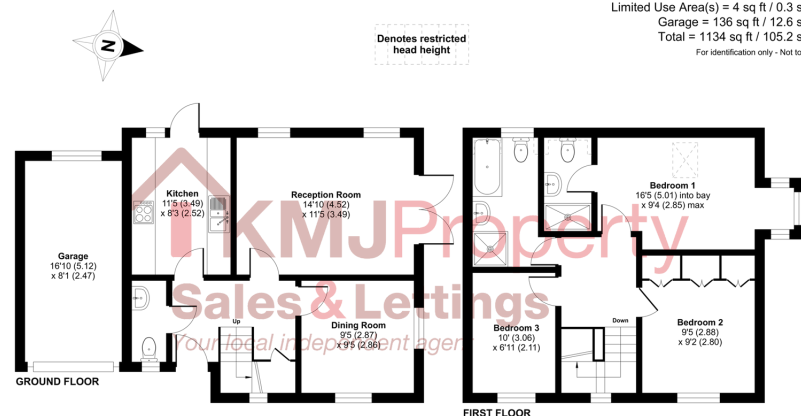
Two additional well-proportioned bedrooms. Bedroom two, a double offers plenty of space for family or guests boasting a built-in wardrobe. The third bedroom, a smaller, single bedroom offers space to be used as a nursery/study or child's room. A stylish family bathroom completes the upper floor, featuring both a sleek bathtub and a cubicle shower.

Outside, the rear garden is a true haven, wrapping around the side of the property and offering a sense of privacy thanks to well-established shrubbery. A patio area, accessible via the living room, provides the perfect spot for al fresco dining or simply enjoying the sunshine, while the beautifully maintained lawn offers plenty of room for children to play or



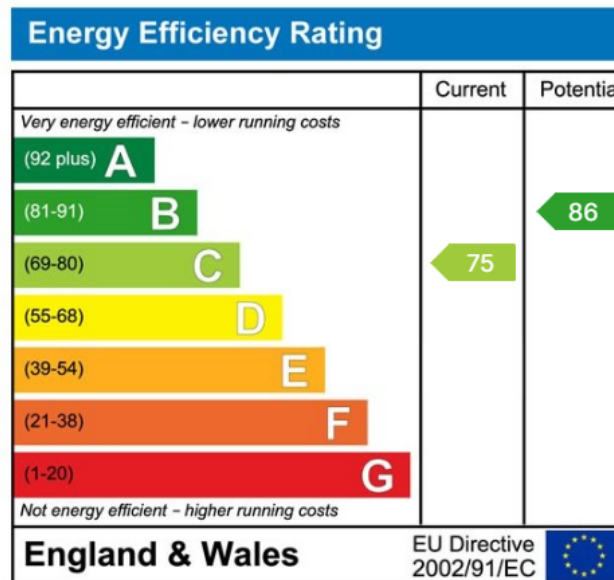
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Approximate Area = 994 sq ft / 92.3 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1134 sq ft / 105.2 sq m
 For identification only - Not to scale



- 3 Bedrooms
- Detached
- Beautifully Presented
- Large Driveway
- Garage
- Main Bedroom with En Suite
- Well Maintained Garden
- Spacious Living Room
- EPC: C
- Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for K&M Property - REF: 1277686



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