

# 12 Asher Reeds, Langton Green, Tunbridge Wells





# 12 Asher Reeds, Langton Green, Tunbridge Wells TN3 0AL

*Bright 3-bedroom house with garage and driveway in sought after village location*

## **Accommodation Summary**

- Link detached chalet style house with development opportunity (built 1966)
  - 3 bedrooms
  - Open plan living/dining room
  - Kitchen/breakfast room
  - Home office
  - Bathroom and ground floor toilet
- Garage with separate utility/workshop and driveway
  - South east facing garden
- Close to good schools and sought after location
  - No onward chain



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This fantastic family home is on a quiet and friendly road in a sought-after area that presents a perfect dynamic of excellent schools, stunning rural surroundings and good transport links.

A hard surface driveway fronts the garage with an area of lawn with a tree and some planting setting the house back from the road.

The covered entrance door to the side, with gated back garden access beyond, welcomes you into the entrance hall, with a useful guest cloakroom.

First on the left is the home office with a fitted cupboard and a large window overlooking the quiet street.

Next door is the living/dining room flooded with light from its triple aspect windows and glazed doors that open into the garden, bringing in green views as you dine. Its stone fireplace adds character and warmth, and there is plenty of room for family living and dining, with its open plan layout making it a very social space.

Conveniently placed next to the dining room, but also accessed from the hallway is the kitchen/breakfast room. Eye and base level cupboards provide ample storage and housing for integrated appliances with countertops above. The sink is placed under the window and with side external access and a fitted banquet seating area, it offers a great deal for a family.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and all with fitted storage.

A bathroom with a shower over the bath completes the first floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits at the back of the house with paved steps leading up to a large lawned area edged by mature stocked flower beds, plants, trees and wooden fencing. There is a raised pond and a gated bin storage area to the side of the house. It is a pretty and well-tended garden and enjoys a south easterly direction too.

The garage has pedestrian access to the side and an electric up and over door to the front. It provides storage space or opportunity for development. Behind is a separate workshop/utility room with space for appliances and a lot of versatility, depending on your needs.

This bright welcoming home is a dream project to create your own vision and add value in the future. A must see!





**Cloakroom:** side aspect opaque double glazed window, WC, wall hung wash hand basin.

**Home Office:** front aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

**Living Room:** front and side aspect double glazed windows, stone fire surround and shelf with gas fire, fitted alcove wall unit with glass doors and shelves, radiators.

**Dining Room:** rear aspect glazed sliding doors opening into the garden, radiator.

**Kitchen/Breakfast Room:** rear aspect double glazed window, side aspect stable door giving external access, stainless steel sink with mixer tap over and drainer, integrated Bosch oven, 4 ring electric hob, extractor, Bosch washing machine, Bosch dishwasher, under counter fridge, tiled splash back, tile effect flooring and radiator. The kitchen has plenty of worktop space with a good selection of eye and base level units, a fitted cupboard, floor standing boiler and banquet seating.

**Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelving for linen.**

**Bedroom 1:** front and side aspect double glazed windows, fitted wardrobes with hanging rails, shelves and cupboards above, fitted dressing table unit with drawers, mirrored back with lighting, radiator.

**Bedroom 2:** side and rear aspect double glazed windows, fitted cupboard, fitted wardrobe with cupboard above, fitted dresser unit with drawers, radiator.

**Bedroom 3:** side aspect double glazed window, fitted mirrored sliding door wardrobes with hanging rail and shelf, radiator.

**Bathroom:** rear aspect opaque double glazed window, WC, pedestal wash hand basin, wooden panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls.

**Garage:** front aspect electric up and over door, side aspect pedestrian door, lighting and electricity.

**Workshop/Utility:** side and rear aspect windows, side aspect pedestrian door, lighting, and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,226.78)

EPC: D (57)



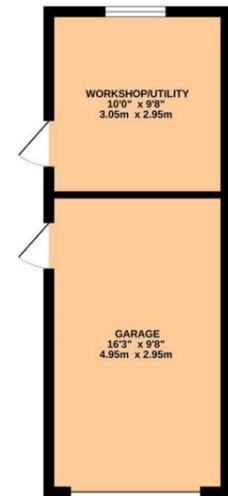
GROUND FLOOR  
967 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



ENTRANCE FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE & SHED 103 SQ.M / 1,102 SQ.FT

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**AREA INFORMATION:** Langton Green, Tunbridge Wells

The property is set in a charming semi-rural village, approximately 2.7 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, popular primary school, pub, and a cricket green. It also benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside, it is a highly sought-after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre.

Excellent local primary schools such as Langton Green Primary, Rusthall St Paul's Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice.

Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuter's dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50-minute journey times or less.



