



Upper Profit, Langton Green, Tunbridge Wells, Kent TN3 0BZ

Guide Price £895,000 Freehold

When experience counts...

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This extremely well presented detached property forms part of a mature cul-de-sac in a most desirable part of Langton Green. The house which has been well maintained and enhanced by the current owners features a modern high gloss kitchen, replacement sanitary ware and generally provides a “turn-key home” with immaculate accommodation throughout. Featuring gas central heating, double glazing, a generous reception hall with oak flooring complemented by an oak / glass staircase, cloakroom / WC, L-shaped living space with through sitting room, with wood burning stove, which is open plan to a dining area, high gloss kitchen with numerous units with granite worktops and integrated appliances, plus a utility room. Upstairs on the landing is a loft hatch and a shelved airing cupboard, the principal bedroom has fitted wardrobes and a spacious tiled en suite bathroom with a step-in shower and twin wash basins. There are three further double bedrooms all with storage facilities. The family bathroom has ceramic tiled flooring and wall tiles, a bath with a shower mixer and screen. Outside there is a lawned front garden with a brick paved driveway providing parking for several vehicles, this affords access to the detached double garage, ‘up and over’ electric door, light, power and personal door to hallway. The large rear garden has a full width L-shaped patio area, level lawns, established beds and borders and a timber shed.

- Favoured Langton Green Location
- Immaculate Detached Residence
- Set on Generous Plot
- High Gloss Kitchen with Integrated Appliances & Granite Worktops
- Bright Open Plan Living Space
- Cloakroom & Utility
- Main Bedroom with Spacious En Suite
- 3 Further Double Bedrooms
- Modern Family Bathroom
- Large Rear Garden with Timber Shed
- Council Tax Band: F





LOCATION:

The property is situated on Newlands convenient for the villages' local amenities for day-to-day use and The Hare public house.

There is the highly regarded Langton Green primary school and Holmewood House preparatory school within about 1.1 of a mile. Rusthall is about 0.8 miles with St Paul's primary school. Tunbridge Wells is about 2.2 miles to the east and here there are highly regarded secondary and grammar schools.

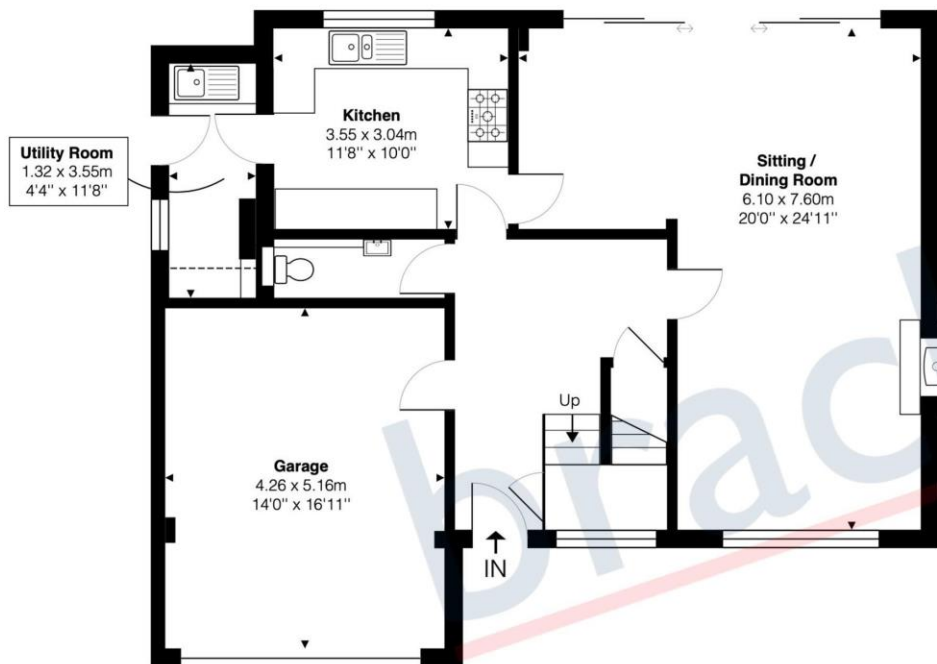
Tunbridge Wells affords comprehensive shopping and cultural facilities, together with a mainline railway station that provides commuter services into London (Charing Cross and London Bridge) in about 50 minutes. The town also has the café culture and independent retailers in the High Street, Pantiles, together with the Royal Victoria Place shopping centre and the area generally is well served by sport, leisure and recreational facilities, cricket, golf and tennis, alongside two theatres.

The coast is about 33 miles to the south and Gatwick about 20 miles to the west.

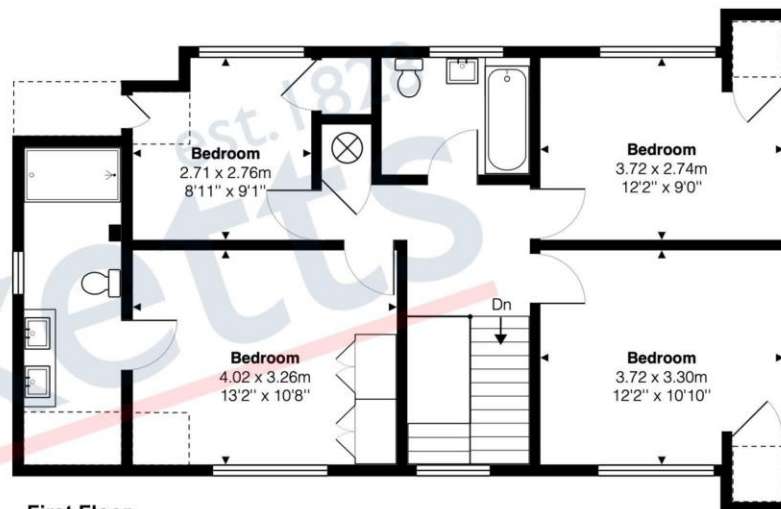


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Gross Internal Area Approx 1759 sq ft / 163.4 sq m (Including Garage)



Ground Floor
Approx 1013 sq ft / 94.1 sq ...
(Including Garage)



First Floor
Approx 746 sq ft / 69.3 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		82
		EU Directive 2002/91/EC
		WWW.EPC4U.COM