



Stonewall Park Road, Langton Green, Tunbridge Wells, Kent TN3 0HN

Guide Price £830,000 Freehold

When experience counts...

est. 1828
bracketts

Coming to the market with NO ONWARD CHAIN, a Berkeley Home constructed in the 1990s having had just one owner since new! This detached home is set at the head of a private cul-de-sac of five homes in the popular village of Langton Green and comes to the market priced to allow for cosmetic updating. The house was extended at the front to provide a larger study and useful entrance hall and a quadrant of the double integral garage has been informally used as a useful storage area. The large reception room has French doors to the garden and originally connected with the dining room which previously had double doors to the hallway. The kitchen overlooks the garden and has granite worktops and from here is a useful utility room. A downstairs cloakroom complements the ground floor accommodation. The first floor has four double bedrooms, two with extensive built-in and fitted wardrobes, together with a spacious family bathroom. There is parking for several cars on the driveway, an additional area of lawn prior to the driveway provides further options to create additional parking if required. The integral garage provides either parking or additional workshop / storage options and houses the boiler. The garden has side access, is level, and has been well tended and stocked with beautiful trees and shrubs. We recommend an early viewing. NOTE: The neighbour has a right of way over a portion of the drive (to reach their house).

- Private Cul-De-Sac
- Detached Berkeley Home
- Priced for Modernisation
- Integral Garage
- 3 Reception Rooms
- 4 Double Bedrooms
- Separate Dining Room
- Kitchen + Utility Room
- 2 En Suites, Family Bathroom & Cloakroom
- No Onward Chain



PROTECTED



LOCATION:

The property is situated off Langton Road in a cul-de-sac 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 (0.8 of a mile) and Holmewood House preparatory school (0.4 of a mile). Tunbridge Wells is about 2.6 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.



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

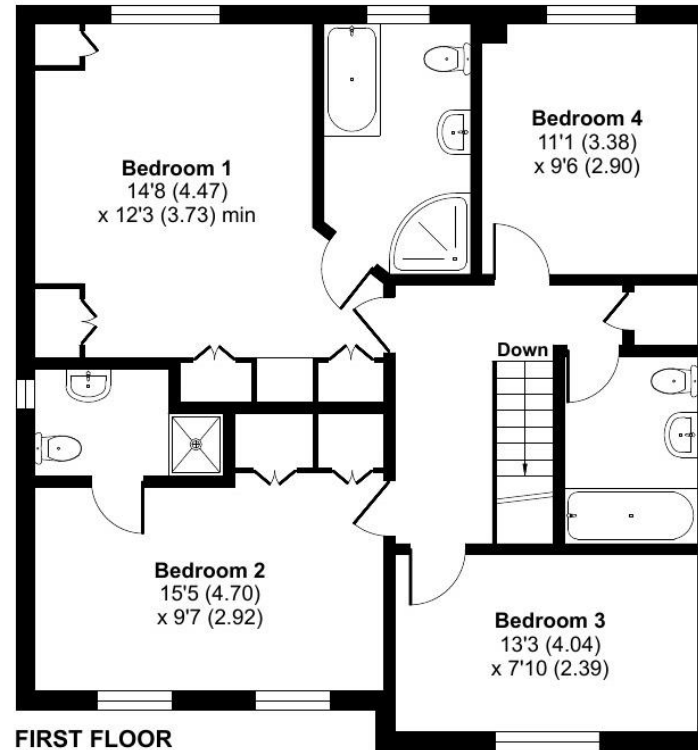
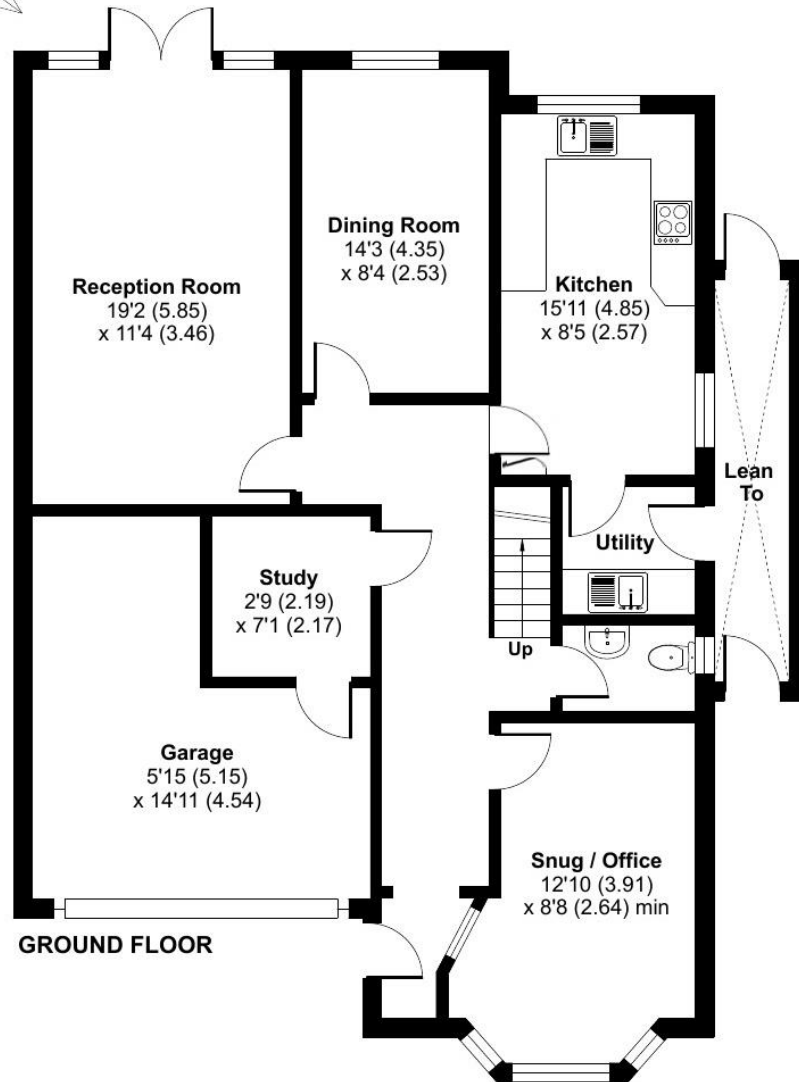


Approximate Area = 1807 sq ft / 167.8 sq m (excludes lean to)

Garage = 195 sq ft / 18.1 sq m

Total = 2002 sq ft / 186 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			