



GREAT FOOTWAY
LANGTON GREEN, TUNBRIDGE WELLS - £1,150,000



23 Great Footway

Langton Green, Tunbridge Wells, TN3 0DT

Entrance Hallway - Study - Lounge With Wood Burner - Large Open Plan Contemporary Kitchen/Dining Room - Garden Room - Utility Room - Cloakroom - First Floor Landing - Two Bedrooms With En-Suite Shower Rooms - Three Further Bedrooms - Contemporary Family Bathroom - Front Garden - Driveway Providing Off Road Parking For Several Vehicles - Garage - Generous Private Rear Garden

Located in a peaceful and pleasant cul-de-sac location on one of Langton Green's premier roads, a thoughtfully extended and improved five bedroom, three bathroom detached property with generous gardens, an attractive garden room and good parking in the form of a wide driveway and large garage. Beyond this, the property has a generous sized study, an especially large principal reception room with inset cast iron wood burner, a particularly spacious kitchen/dining area open to a further garden room and additional utility space. A glance at the attached photographs and floorplan will give an indication as to both the size, flexibility and indeed quality of this proposition. Properties of this style and in this location have traditionally been extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door with four inset glass panels leading to:

ENTRANCE HALLWAY:

Of a good size with a feature tiled floor, radiator, wall mounted panic alarm, doors to a good sized cupboard with inset burglar alarm panel and areas of fitted shelving, door to a further deep cupboard with areas of fitted shelving, general storage and a fitted coat rail. Stairs to the first floor, doors to a large understairs storage area with areas of fitted shelving and excellent general storage space and door to a small understairs cupboard. Door leading to:





STUDY:

Wood effect flooring, radiator, areas of floating shelving and further areas of fitted shelving. Space for large desk and associated office furniture. Lower level fitted cupboard. Georgian style double glazed windows to the front with fitted blinds

LOUNGE:

High gloss wood effect flooring, radiator, various media points, inset spotlights to the ceiling. Inset wood burner to a chimney with bressummer beam and feature hearth. Generous space for large lounge furniture and for entertaining. Georgian style double glazed windows to the front with Roman blinds and Georgian style double glazed door to the rear garden with further Georgian style windows to either side.

KITCHEN/DINING ROOM:

A large open plan room with areas of wood effect flooring and space for a large table and chairs. Inset LED spotlights to the ceiling, two radiators. The kitchen is of a contemporary style with a range of wall and base units and a complementary polished granite work surface. Inset one and a half bowl stainless steel sink with further stainless steel surround. Five ring inset gas 'Neff' hob with stainless steel splashback and 'De Dietrich' extractor hood over. Integrated 'Neff' double electric oven and 'Neff' microwave. Integrated dishwasher. Small breakfast bar area and areas of marble tiling, good areas of general storage space. Good areas of opaque glass fronted wall and base units with additional storage space. Space for a large American style fridge/freezer. Partially glazed double glazed door to the rear garden with inset opaque panel. Door leading to:

UTILITY ROOM:

Wood effect flooring, space for washer/dryer and wine fridge, further areas of workspace and base units, stainless steel sink with taps over, extractor fan. Door leading to:

CLOAKROOM:

Fitted with a corner wash hand basin with mixer tap over, low level WC, wood effect flooring, wall mounted 'Worcester' boiler, radiator, part tiled walls, inset LED spotlights to the ceiling, extractor fan. Opaque Georgian style double glazed windows to the front with fitted roller blind.

GARDEN ROOM:

Of a brick and double glazed panel construction rising to an apex ceiling with areas of exposed woodwork, fitted roller blinds, wood effect flooring. Double glazed French doors to the rear garden.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, areas of opaque glass sliding screens concealing a hot water cylinder and areas of fitted shelving. Doors leading to:

BEDROOM:

Carpeted, radiator, inset spotlights to the ceiling and areas of floating shelving. Space for double bed and associated bedroom furniture. Georgian style double glazed windows to the front with roller blind and Georgian style double glazed windows to the rear. Door leading to:

EN-SUITE SHOWER ROOM:

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over, walk-in shower cubicle with sliding glass door, single head shower. Feature tiled floor, tiled walls, wall mounted towel radiator, wall mounted mirror and light, inset spotlights to the ceiling, extractor fan. Opaque Georgian style double glazed window to the rear.

FAMILY BATHROOM:

Of a contemporary style with wall mounted wash hand basin with mixer tap over, roll top bath with mixer tap over and single head shower attachment, bidet, low level WC. Feature tiled floor, part tiled walls, wall mounted mirror and light with shaver point, wall mounted mirror fronted cabinet, radiator. Opaque double glazed window to the rear with fitted roller blind.

BEDROOM:

Carpeted, radiator, fitted wardrobe. Space for double bed and associated bedroom furniture. Georgian style double glazed windows to the front with fitted roller blind.

BEDROOM:

Wood effect flooring, radiator, fitted wardrobe. Space for single or small double bed and associated bedroom furniture. Georgian style double glazed windows to the front with fitted blind.

BEDROOM:

Wood effect flooring, radiator, inset spotlights to the ceiling, two fitted wardrobes each with areas of fitted coat rails and shelving. Space for a double bed and associated bedroom furniture. Two sets of Georgian style double glazed windows to the rear. Door leading to:

EN-SUITE SHOWER ROOM:

Fitted with a low level WC, large shower with sliding glass doors and wall mounted 'Aqualisa' electric shower and single shower head. Tiled floor, tiled wall, wall mounted mirror fronted cabinet, wall mounted mirror and light, inset spotlights to the ceiling, areas of floating glass shelving, extractor fan. Opaque double glazed window to the rear.

BEDROOM:

Wood effect flooring, radiator, fitted corner unit with shelving over, areas of fitted bedroom furniture. Good space for a large bed and associated bedroom furniture. Opaque double glazed windows to the front with roller blind.

OUTSIDE FRONT:

A lower maintenance front garden with paved steps leading up from the pavement to the front door with small areas of lawn to either side with mature tree plantings. There are pebble beds to the immediate front of the property with a path leading to a side gate and a driveway affording off road parking for several vehicles to the other side in front of a large garage.



OUTSIDE REAR:

A low maintenance patio area set to paving stones with generous space for garden furniture and entertaining. Courtesy rear door to the garage. Brick retaining wall with three steps leading up to the principal garden area which is set to lawn. Path returning to the side of the property and the side gate. Wooden fencing to three sides and some mature shrub plantings to the rear affording privacy. Space at the rear for an external detached storage unit, external tap, external power point.

SITUATION:

Great Footway is a popular residential no through road in the Langton Green area of Tunbridge Wells, a little over a mile to the west of the town centre. An extremely popular family area, it abounds with numerous high quality and good sized impressive homes and offers access not only to Tunbridge Wells town centre with its wide mix of social, retail and education facilities, including grammar schools and a wealth of multiple and independent retailers, but also to village facilities including a highly regarded primary school, the Hare public house and excellent access to good areas of Kent and East Sussex countryside. There is also access to a private community tennis court. Tunbridge Wells itself has two main line railway stations which offer fast and frequent services to both London termini and the south coast. Beyond this, Langton Green also has use of the Centaur bus service which again offers excellent and speedy access to central London.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

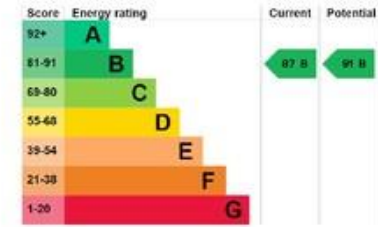
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

AGENTS NOTE:

There is a nearby communal tennis court which is available to local residents with an annual membership fee due of £160.00 per annum for its use.





Ground Floor



First Floor

House Approx. Gross Internal Area 2068 sq. ft / 192.1 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2371 sq. ft / 220.3 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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