

UPPER PROFIT
LANGTON GREEN, TUNBRIDGE WELLS - £775,000



24 Upper Profit

Langton Green, Tunbridge Wells, TN3 0BZ

Entrance Hall - Sitting Room With Double Doors To Garden & Open Fireplace - Kitchen/Breakfast Room - Dining Room With Vaulted Ceiling - Two Bedrooms - Shower Room - First Floor Landing - Two Further Bedrooms - Further Shower Room - Front Garden With Driveway Providing Off Road Parking - Garage - Private, Mature Westerly Facing Rear Garden

A well presented and generously proportioned family home situated in the highly desirable no-through road of Upper Profit, in the heart of Langton Green. This well-appointed residence offers spacious and versatile accommodation set within mature, private gardens facing westerly for afternoon sun.

Upon arrival, a long driveway provides ample off-road parking for multiple vehicles and leads to an integral garage. The original glazed front door opens into a welcoming entrance hall featuring elegant parquet flooring, a staircase rising to the first floor, and convenient internal access to the garage.

The sitting room is a particularly inviting space, filled with natural light through a large rear window and glazed double doors that lead directly out to the garden. An open fireplace with a handsome stone hearth and surround forms the centrepiece of this cosy room. From here, a door leads through to the impressive dining room, a wonderful entertaining space with a vaulted ceiling, Velux windows, and wide French doors framed by additional glazing, seamlessly connecting the indoors with the garden beyond. Solid wood flooring and spotlights add warmth and a contemporary finish.

The kitchen/breakfast room is thoughtfully designed with a comprehensive range of oak-style cabinetry complemented by contrasting work surfaces and a wooden breakfast bar. Well-equipped for modern living, the kitchen includes a dual sink with mixer tap, double eye-level ovens, a halogen hob with concealed extractor, and space for a large fridge/freezer. A practical utility area is tucked to one side, providing space and plumbing for laundry appliances, with tiled splashbacks and direct access to the garden.

Two bedrooms are situated on the ground floor, both enjoying garden or side views and featuring built-in wardrobes or storage. These are served by a shower room complete with walk-in double shower, pedestal basin, WC, and sleek tiling throughout.

Upstairs, the first-floor landing provides access to two further well-proportioned bedrooms, both with characterful eaves storage and views either to the front or rear. A second shower room services this level, fitted with a modern suite, heated towel rail, and built-in storage.

To the rear, the property boasts a delightful, mature garden that enjoys exceptional privacy and a westerly aspect – perfect for evening relaxation or al fresco dining. Lush lawn is bordered by an array of mature trees, shrubs, and flowering plants, with a paved patio, greenhouse, garden shed, and a convenient outside tap. A gated path provides side access to the front of the property.



Situated in the ever-popular Langton Green area of Tunbridge Wells, this home offers an exceptional lifestyle opportunity. The location benefits from proximity to both town and countryside, with local amenities including a highly regarded primary school, The Hare public house, and easy access to scenic walks through the Kent and East Sussex landscape. The wider facilities of Royal Tunbridge Wells, including shops, restaurants, grammar schools, and two mainline stations with fast services to London, are just over a mile away, while the Centaur commuter bus provides another excellent transport option into the city.

This is a rare opportunity to acquire a home of quality, character, and space in one of the area's most sought-after residential settings.

Original glazed front door into:

ENTRANCE HALL:

Stairs to first floor, parquet flooring, door to garage, radiator, thermostat.

SITTING ROOM:

Double glazed window to rear and double doors to garden. Open fireplace with stone hearth and surround, two radiators, parquet flooring. Door to dining room.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of cabinetry comprising of oak style cupboards with contrasting work surfaces and wooden breakfast bar. Dual sink with drainer and mixer tap. Double eye-level oven and halogen hob with concealed extractor. Space for fridge/freezer. Two double glazed windows to rear. Utility end of kitchen houses spaces and plumbing for washing machine and tumble dryer, tiled splashback. Door to garden.

DINING ROOM:

Double glazed double doors to garden with double glazed windows to either side. Vaulted ceiling with Velux windows, two radiators, solid wooden flooring, ceiling spotlights.

BEDROOM:

Double glazed windows to front and side, built-in wardrobes, radiator.

BEDROOM:

Double glazed window to side, built-in cupboard, radiator.

SHOWER ROOM:

Walk-in double shower with thermostatic controls and hand held attachment, pedestal wash hand basin, WC. Tiled walls and flooring, ceiling spotlights. Frosted double glazed window to rear.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing combi boiler (fitted within the last two years).

BEDROOM:

Double glazed window to rear, eaves storage cupboard, radiator.

BEDROOM:

Double glazed window to front, three eaves storage cupboards, radiator.

SHOWER ROOM:

Fitted with a double walk-in shower cubicle with thermostatic controls and hand held attachment, WC, pedestal wash hand basin. Tiled walls and flooring, heated towel rail, built-in medicine cabinet. ceiling spotlights. Frosted double glazed window to rear.



GARAGE:

Up and over door, power and light, housing consumer unit, electric meter and gas meter.
Double glazed door to garden.

OUTSIDE FRONT:

A long driveway providing parking for for two vehicles. Access to rear garden, lawn, flower beds and borders.

OUTSIDE REAR:

A well established, westerly facing mature garden being entirely private, mainly laid to lawn with mature trees, shrubs and flowers. Patio, greenhouse, shed, outside tap. Path to side of the housing giving gated access to the front.

SITUATION:

Upper Profit is a very popular residential no through road in the Langton Green area of Tunbridge Wells and is a little over a mile to the west of the town centre. An extremely popular family area with numerous high quality and good sized impressive family homes and offers access not only to Tunbridge Wells town centre with its wide mix of social, retail and educational 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 the Kent and East Sussex countryside. Tunbridge Wells itself has two main line railway stations which offer fast and frequent services to both London and the South Coast. Beyond this, Langton Green also has use of Centaur bus service which again offers excellent and speedy access to central London.

TENURE:

Freehold

COUNCIL TAX BAND:

F

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

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

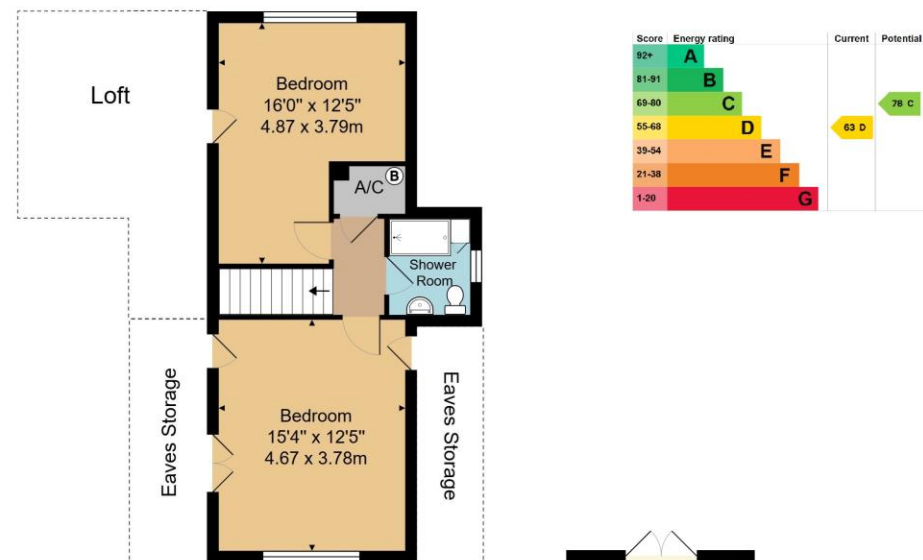


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Loft

Bedroom
16'0" x 12'5"
4.87 x 3.79m

A/C

B

Shower Room

Eaves Storage

Bedroom
15'4" x 12'5"
4.67 x 3.78m

Eaves Storage

First Floor



Ground Floor

House Approx. Gross Internal Area
1673 sq. ft / 155.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1844 sq. ft / 171.3 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.