



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed End Terrace Cottage
- Langton Green Location
- Excellent Room Sizes
- Contemporary Garden Pod
- On Road Parking
- Energy Efficiency Rating: D

First Street, Langton Green

GUIDE £400,000 - £425,000

woodandpilcher.co.uk

34 First Street, Langton Green, Tunbridge Wells, TN3 0EU

Located on a pleasant, peaceful residential road in Langton Green to the west of Tunbridge Wells town centre, a spacious two bedroom end terrace property with generous room sizes throughout, a wood burner to the lounge, good areas of 'Amtico' flooring, excellent bedroom sizes and an open plan kitchen/dining area which - subject to permissions being obtainable - has good potential for further extension and development. Beyond this, the current owners have taken considerable care to install a garden pod in the rear garden which is of a high standard and a vital addition to this already impressive home. Externally, the valuable property has a good sized rear garden and a lower maintenance front garden.

Access is via a partially glazed double glazed door with an inset opaque panel with areas of leaded stained glass and further double glazed opaque panel above the door, leading to:

ENTRANCE HALLWAY:

Good areas of wood effect flooring, radiator, inset spotlights to the ceiling, stairs to the first floor. Good sized understairs space with room for coats and general storage and wall mounted 'Worcester' boiler. Doors leading to:

LOUNGE:

Good areas of wood effect flooring, radiator, areas of floating shelving. Good space for lounge furniture and for entertaining. Cast iron wood burner inset to the chimney breast with a fitted cupboard to one side and areas of fitted shelving to the other. Double glazed windows to the front with Plantation shutters.

OPEN PLAN KITCHEN/DINING ROOM:

Of a particularly good size with good areas of wood effect flooring. Excellent space for dining table, chairs and associated furniture. Feature recess (formerly fireplace), two radiators, inset spotlights to the ceiling. Double glazed window to the rear. Fitted with a range of contemporary high gloss wall and base units and a complementary solid wood block surface. Areas of metro tiled splashback. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'Whirlpool' dishwasher, integrated fridge and freezer. Island with solid wood block surface and inset 'Siemens' induction hob and an integrated lower level 'Bosch' double oven. Good general storage space. Partially glazed double glazed door to the rear garden. Door to:

UTILITY SPACE:

Feature tiled floor, space for washing machine and tumble dryer. Loft access hatch, areas of fitted coat hooks and further areas of fitted shelving. Opaque window to side.

FIRST FLOOR LANDING:

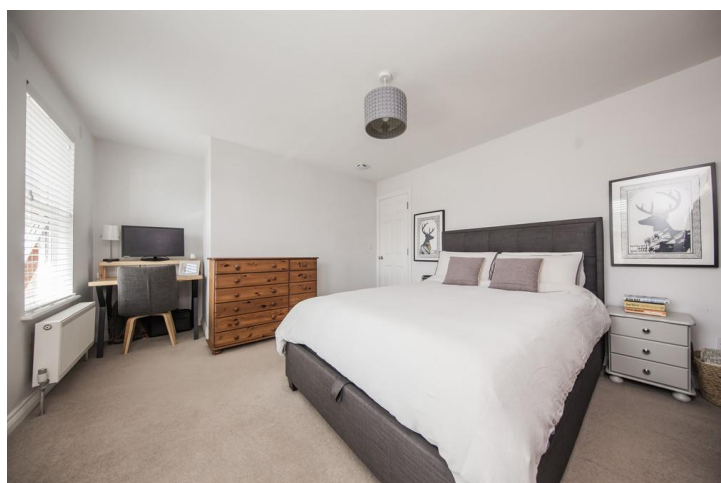
Good areas of wood effect flooring. Doors leading to:

BATHROOM:

A corner shower cubicle with fitted glass screen and two shower heads over, pedestal wash hand basin with tiled splashback, wall mounted mirror fronted cabinet, low level WC, corner bath with taps over. Tiled floor, wall mounted towel radiator, wall mounted electric heater, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear with fitted blind.

BEDROOM:

Wood effect flooring, radiator. Feature recess (formerly fireplace) Good space for a double bed and associated bedroom furniture. Double glazed window to the rear with fitted blind.



MAIN BEDROOM:

Of an excellent size with ample space for a large double bed and associated bedroom furniture. Carpeted, two radiators. Feature recess suitable as an office space and good areas of fitted coat rails and further fitted shelving to either side of the chimney breast. Two sets of double glazed windows to the front each with fitted blinds.

OUTSIDE FRONT:

A low maintenance front garden set to pebbles with retaining brick walls and with a wooden picket gate. Further area of mature shrub screening and a paved path between the pavement to the front door. External wood storage area.

OUTSIDE REAR:

A low maintenance feature paved area to the rear of the property with steps leading up to a gate leading to the adjacent property and further steps across a synthetic lawn to a raised area with further feature tiling, a door leading to a garden store and the garden/office pod. Wooden retaining fencing all round, external tap, external power point, gate returning to the front garden.

GARDEN POD:

Of a good size and entirely suitable for use as a home office or a gym. Areas of wood effect flooring, inset spotlights to the ceiling. Double glazed windows to the side and double glazed French doors to the front with fitted blinds and double glazed windows to either side.

SITUATION:

The property is within walking distance off Langton Green's village shops (but more importantly The Hare public house) and well regarded Langton Green Primary School. Royal Tunbridge Wells town centre itself is some two and half miles distant offering a wider range of social and retail facilities to include the Royal Victoria Shopping Mall and Calverley Road pedestrianized precincts along side The Old High Street and Pantiles. Langton Green also offers the Holmewood House Preparatory School and Rose Hill, whilst in Tunbridge Wells there are a number of well regarded primary, secondary, grammar and independent schools. Recreational facilities in the area include local cricket, rugby and golf clubs, Tunbridge Wells Sports and Leisure Centre and, slightly out of town, North Farm Retail Park with its private health club, bowling and multi-screen cinema complex.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

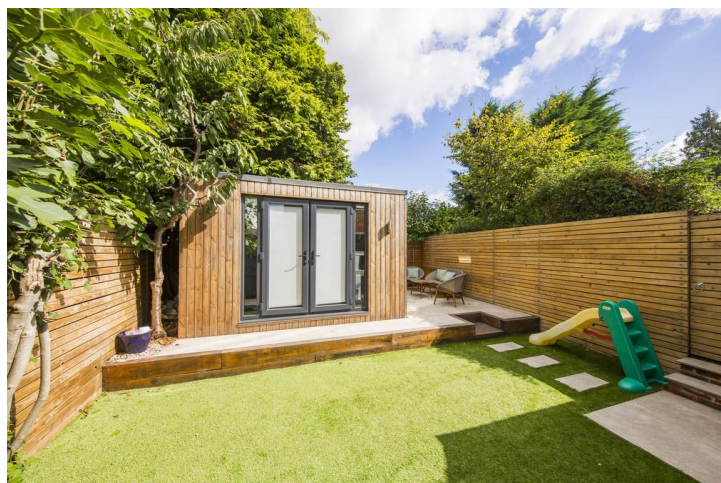
Broadband Coverage search Ofcom checker

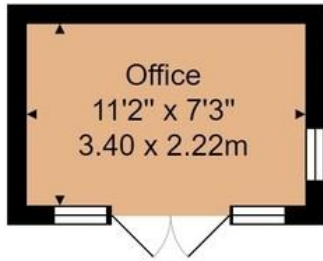
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Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 827 sq. ft / 76.8 sq. m
Office Approx. Internal Area 81 sq. ft / 7.6 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.

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