



LONGMEADS

LANGTON GREEN, TUNBRIDGE WELLS - £698,000



**89 Longmeads
Langton Green, Tunbridge Wells, TN3 0AU**

Entrance Hall - Downstairs Cloakroom - Study - Good Sized Sitting Room - Large Kitchen/Dining Room Complete With Range Of Appliances - Principal Bedroom With En-Suite Shower Room - Two Further Good Sized Bedrooms - Family Bathroom With White Suite - Gardens Surrounding The property - Brick Paved Driveway Providing Off Road Parking - Double Glazing - Underfloor & Radiator Heating Via Air Source Heat Pump - Sought After Langton Green Location - Close To Amenities - No Forward Chain

This is a wonderful opportunity to acquire a recently built three bedroom detached home set within an extremely sought after location in Langton Green close to the borders of Rusthall with its busy village High Street and range of amenities all within walking distance. The property itself has been designed to be energy efficient with the benefit of double glazing and combined underfloor and radiator heating via an air source heat pump. The accommodation includes a good sized sitting room, separate study ideal for those who work from home or a quiet space for school homework. The kitchen has been fitted with an attractive range of high gloss grey units with quartz worktops and extends to the rear to provide a dining area with double aspect windows and glazed doors to the gardens. An attractive staircase with wooden handrail and glass panels leads from the entrance hall to the first floor where you will find the principal bedroom with its own en-suite shower room and two further good sized bedrooms having use of the family bathroom. There is an enclosed rear garden providing a safe space for young children to play and the brick paved driveway to the front provides off road parking for several vehicles. Offered with the benefit of no forward chain, we have no hesitation in recommending an early appointment to view.

The accommodation comprises solid entrance door with frosted side window to:

ENTRANCE HALL:

Wood effect flooring, power points, ceiling downlights, stairs to first floor, storage cupboard, central heating thermostat.



DOWNSTAIRS CLOAKROOM:

White low level WC, wash hand basin with mixer tap, wall mirror, wood effect flooring, ceiling down lights. extractor fan. Window to rear.

SITTING ROOM:

A good sized room with windows to front and rear room, thermostat, power points and media points.

STUDY:

Window to front, power points, room thermostat.

KITCHEN/DINING ROOM:

The kitchen area has been fitted with a range of high gloss grey wall and base units with quartz work surfaces comprising of an under worktop one and a half bowl sink unit with mixer tap. Integrated dishwasher, fridge/freezer, electric oven, induction hob with filter above and glass splashback. Space for a washing machine. Wood effect flooring, ceiling down lights. Vaulted ceiling over the dining area. Picture windows to rear and side with double glazed doors opening to the garden.

Staircase with wooden handrail and glass panels leads from the entrance hall to:

FIRST FLOOR LANDING:

Room thermostat for first floor, single radiator, power points. Frosted window to rear. Large double cupboard housing the hot water cylinder and heat exchanger. Access to loft space.

PRINCIPAL BEDROOM:

Window to front, single radiator, power points.

EN-SUITE SHOWER ROOM:

White low level WC, wash hand basin with mixer tap and cupboard beneath, large shower cubicle with plumbed in shower, wall mounted mirror, tiled surrounds and tiled floor. Ceiling down lights, chrome towel rail/radiator, extractor fan. Frosted window to rear.

BEDROOM 2:

Window to front, single radiator, power points.

BEDROOM 3:

Window to front, single radiator, power points.



BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower, glazed shower screen, wash hand basin with mixer tap and cupboard beneath, low level WC. Shaver point, large wall mirror, tiling to floor and surrounds. Chrome towel rail/radiator, ceiling down lights, extractor fan. Frosted window to side.

OUTSIDE REAR:

A paved patio and pathway lead to the garden, which is mainly laid to lawn, hedging to rear, fencing to side to create privacy, outside tap, power and light, side access to front.

OUTSIDE FRONT:

Brick paved driveway providing off road parking for several vehicles. A combination of lawn and bark covered areas form the front garden, several silver Birch trees to boundary. Outside lighting, side gate giving access to rear.

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, Electricity & Drainage

Heating - Air Source Heat Pump & Underfloor 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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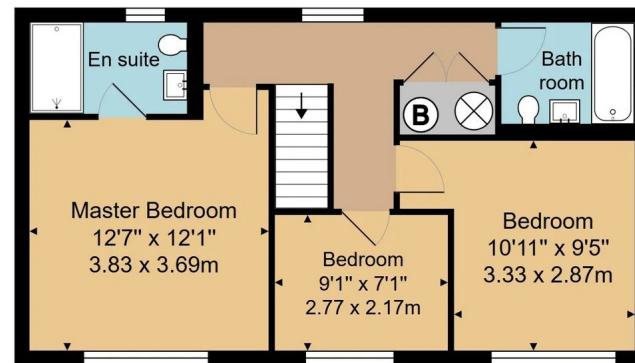
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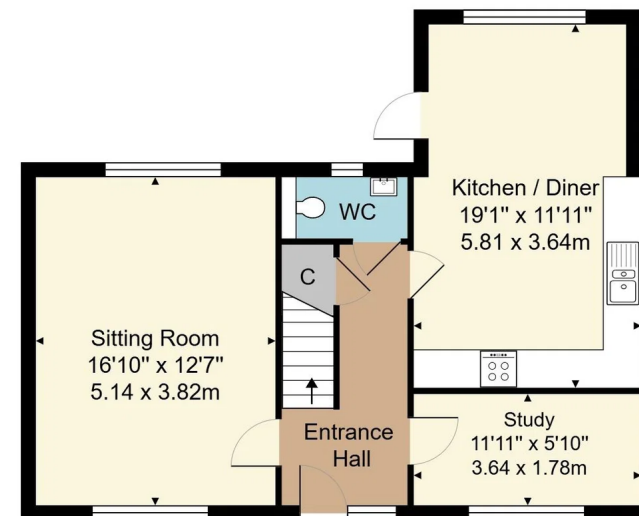
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor



Approx. Gross Internal Area 1178 ft² ... 109.4 m²

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.