



STONEWALL PARK ROAD, LANGTON GREEN

TUNBRIDGE WELLS - Guide Price £320,000 - £340,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

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

**Sitting Room - Kitchen - First Floor Landing
Bedroom - Bedroom/Study - Bathroom
Rear Garden - On Street Parking**

A charming two bedroom semi detached Victorian home, situated in leafy Langton Green, on the edge of Tunbridge Wells close to excellent schools.

SITTING ROOM:

Double glazed front door and double glazed window to front. Fireplace with wood burning stove. Fitted shelving. Coved ceiling. Wooden flooring. Inset spotlights. Radiator.

KITCHEN:

A stylish range of wall and base units with worktops over with tiled splashback. Bosch halogen hob. AEG electric oven. Plumbing for washing machine. Space for fridge/freezer. Stainless steel sink unit with mixer taps. Tiled flooring. Inset spotlights. Extractor fan. Radiator. Pine latch door to sitting room. Double glazed door to glass lean-to.

FIRST FLOOR LANDING:

Access to loft. Pine latch doors to:

BEDROOM:

Double glazed window to front. Wall mounted air-conditioning unit. Coved ceiling. Radiator.



BEDROOM/STUDY:

Double glazed window to rear. Fitted cupboard and shelves. Coved ceiling. Radiator.

BATHROOM:

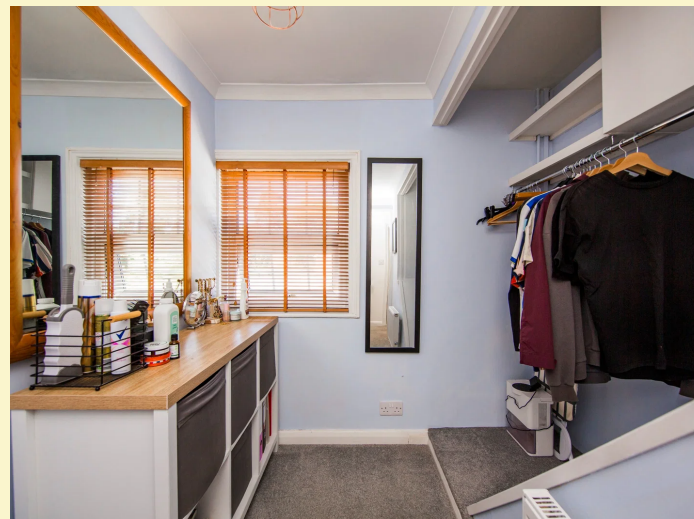
White suite comprising panel enclosed bath with Triton electric shower over and fitted shower screen. Low-level WC. Pedestal wash basin. Heated towel rail. Extractor fan. Part tiled walls. Wooden flooring.

OUTSIDE:

Laid to lawn. Paved area. Timber shed. Side gate access to right of way through neighbouring garden.

SITUATION:

The property is ideally positioned to access this popular village centre with its local pub and village green and being only two miles approximately west of Tunbridge Wells Spa Town. Langton Green itself lies within the High Wealden Area of Outstanding Natural Beauty surrounded by countryside and an active village community. Local shops include a general store/service station, village hall, restaurants, sports clubs including cricket and football. The Hare village pub and village primary school which is rated outstanding are just 0.7 miles from the property whilst Holmewood House Prep School is a walk of approximately 0.5 of a mile. Further private and state schools are available in nearby Tunbridge Wells and for the commuter traveller rail options include Tunbridge Wells approximately 2.5 miles, Tonbridge approximately 6 miles and Hildenborough approximately 7.4 miles serving London Bridge, Waterloo East



Charing Cross and Cannon Street. An excellent bus service runs along the Langton Road serving Tunbridge Wells with a stop close to the property and the Centaur commuter bus to London can be picked up at Rusthall.

VIEWING:

By appointment with Wood & Pilcher 01892 511211

TENURE:

Freehold

COUNCIL TAX BAND:

C

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

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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Kent, TN1 1UT

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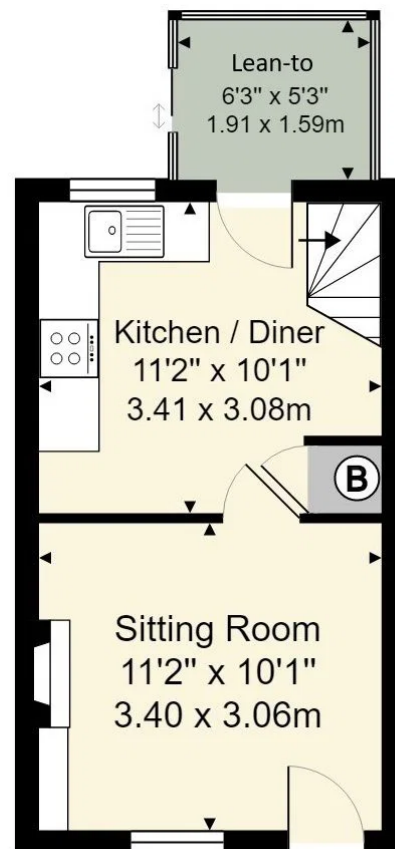
Email:

tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

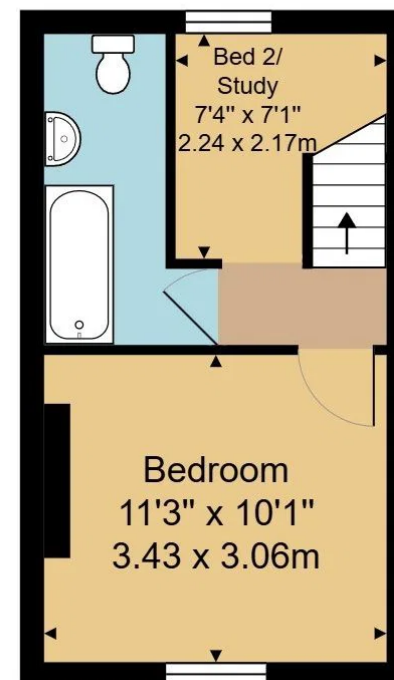
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 492 ft² ... 45.7 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.