



LAMPINGTON ROW

TUNBRIDGE WELLS - GUIDE PRICE £550,000 - £575,000



13 Lampington Row
Langton Green, Tunbridge Wells, TN3 0JG

Entrance Porch – Entrance Hall – Open-Plan
Kitchen/Dining Room with Bi-Fold Doors to Garden –
Sitting Room with Log Burner – Landing – Three
Bedrooms – Beautifully Fitted Bathroom – Garage –
Driveway Parking for Two Vehicles – Low Maintenance
Rear Garden

This stylish, three-bedroom home is located in a quiet cul-de-sac in the sought-after village of Langton Green and features an impressive open-plan kitchen and dining space ideal for modern living and entertaining. Offered with NO ONWARD CHAIN, the property has been thoughtfully refurbished throughout and enjoys low-maintenance gardens.

The current owners have completed an extensive programme of improvement, including a carefully designed ground-floor extension, a recently fitted bathroom, a rebuilt garage and extensive redecoration throughout. The result is a light-filled, contemporary home offering a high-quality finish and excellent flow for everyday living.

Approached via the driveway, the property immediately impresses with its striking composite front door featuring rose-gold hardware, opening into a practical entrance porch providing space for coats and shoes. The entrance hall is spacious and welcoming, with stairs rising to the first floor and attractive Amtico herringbone flooring which runs throughout the ground floor.

The heart of the home is the impressive open-plan kitchen and dining room - a real wow space - enhanced by a ceiling lantern and full-width bi-fold doors opening onto the rear garden. The kitchen is finished with solid wood, hand-painted cabinetry in a deep blue tone, complemented by contrasting work surfaces, a central island with Butler sink, integrated appliances and a useful larder cupboard. There is ample space for dining furniture and flexibility to incorporate a snug or additional seating area if desired.

The sitting room can be accessed from both the entrance hall and the kitchen, creating a comfortable yet connected space, centred around a fitted log burner.



Upstairs, the property offers three well-proportioned bedrooms, all benefiting from built-in wardrobes, making them ideal for a couple, young family or those requiring flexible work-from-home accommodation. The modern bathroom has been redesigned and features a bath, walk-in shower with waterfall head, contemporary basin with storage below, WC and stylish tiling, finished with a black heated towel rail.

Externally, the rear garden has been designed for ease of maintenance and includes lawn, patio and decked seating areas, along with access to the garage. The rebuilt garage has been set back to create driveway parking for two vehicles - a particularly practical feature for this cul-de-sac setting.

This thoughtfully finished home must be viewed to fully appreciate the quality of accommodation and the exceptional ground-floor living space on offer.

ENTRANCE PORCH:

Composite double glazed front door with double glazed panel to side, ceiling spotlights.

ENTRANCE HALL:

Stairs rising to first floor, Amtico herringbone flooring, radiator, ceiling spotlights.

OPEN PLAN KITCHEN/DINER:

Extended by the current owners to create an impressive open-plan living space with ceiling lantern, Amtico herringbone flooring and double glazed bi-fold doors opening onto the rear garden. Solid wood hand-painted cabinetry with contrasting quartz work surfaces and riser. Integrated dishwasher and fridge/freezer. Built-in refuse and recycling. Central island with Butler sink and mixer tap. Additional island housing integrated washing machine and tumble dryer. Five-ring induction hob with stainless steel extractor hood above and double eye-level oven. Two radiators, ceiling spotlights. Open to:

SITTING ROOM:

Double glazed window to front, Amtico herringbone flooring, log burner, radiator, under-stairs storage.

LANDING:

Part galleried landing with ceiling spotlights.

BEDROOM ONE:

Double glazed window to front, radiator, built-in wardrobe.



BEDROOM TWO:

Double glazed window to front, radiator, double built-in wardrobe.

BEDROOM THREE:

Two double glazed windows to rear, radiator, built-in wardrobe.

BATHROOM:

Beautifully fitted with panel-enclosed bath with telephone-style mixer tap, separate walk-in shower with waterfall head and handheld attachment, wash hand basin with storage below and WC. Heated towel rail, part tiled walls, ceiling spotlights, extractor fan and frosted double glazed window.

GARAGE:

Double-swing door, with power and lighting.

OUTSIDE FRONT:

Laid to lawn with pathway to front door. Driveway providing off-road parking for two vehicles.

OUTSIDE REAR:

Laid to lawn with flower beds and borders, patio and decked seating areas, with access to the garage.

TENURE: Freehold

COUNCIL TAX BAND: D

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 obtained. 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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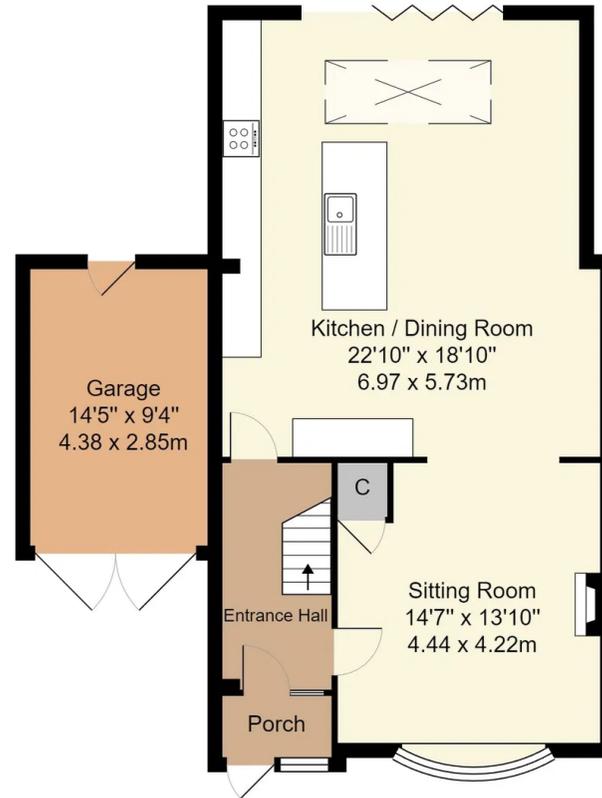
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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

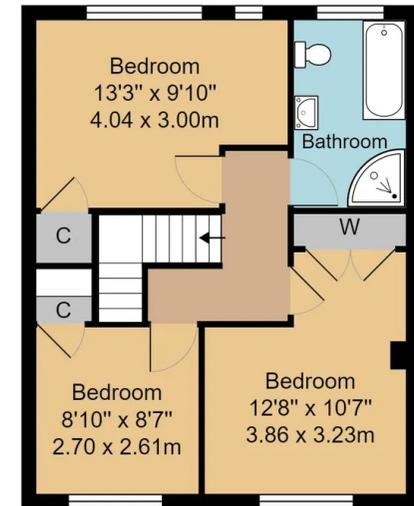
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1263 sq. ft / 117.4 sq. m
Approx. Gross Internal Area (Incl. Garage) 1397 sq. ft / 129.9 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.