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Longmeads, Tunbridge Wells

Offers Over £815,000

4 3 2



This substantial family home offers approximately 1,620 sq ft of versatile accommodation, with four bedrooms, three bathrooms, a garage with integral access, driveway parking and rear garden.

Inside, a spacious entrance hall leads to a downstairs WC and through to the ground floor accommodation. The generous modern kitchen offers an excellent range of wall and base units, integrated appliances and plenty of worktop space, and a useful utility room. From here there is also a contemporary wet room and direct internal access to the garage. A particular feature of the home is the impressive open-plan living and dining room, providing excellent space for both family life and entertaining. A characterful fireplace creates an attractive focal point, while large windows and patio doors allow plenty of natural light and provide direct access onto the rear garden. The recently added ground-floor extension was constructed with potential future expansion in mind. Foundations, structural elements, first-floor joists and services have already been incorporated to facilitate a possible additional bedroom above, with planning permission already granted. This offers an exciting opportunity for purchasers wishing to create a fifth bedroom in the future, subject to any necessary ongoing consents and approvals. Upstairs are four well-proportioned bedrooms. Bedrooms one, two and three are comfortable doubles and benefit from built-in storage, while the principal bedroom also enjoys a private en-suite shower room. Bedroom four is a versatile single room which could equally work well as a child's bedroom, home office or dressing room. A well-appointed family bathroom completes the first-floor accommodation.

Outside, the rear garden is predominantly laid to lawn and provides an excellent space for children and entertaining, while the size and orientation of the garden allow different areas to enjoy throughout the day. While purchasers may wish to undertake some cosmetic updating, this is a spacious and highly versatile family home offering excellent potential with the added planning permission to extend.

Longmeads is a highly sought-after road, conveniently positioned for both Langton Green and Rusthall Village and within reach of a number of well-regarded schools. Rusthall offers an excellent range of everyday amenities, including independent shops, cafés, a butcher, bakery, pharmacy, doctors' surgery and library. Regular bus services provide convenient access into Royal Tunbridge Wells, while Tunbridge Wells mainline station is approximately 2.5 miles away by road, providing services towards London.





- Detached
- 3 Bathrooms inc Ensuite
- Utility Space
- Garage
- EPC- C
- 4 Bedrooms
- Downstairs WC & wet room
- Driveway
- Potential to create a fifth bedroom with existing structure prepared for a first-floor extension (Perf. Council Tax Band D, Permission Granted)

