



LANGHOLM ROAD
TUNBRIDGE WELLS - £750,000



24 Langholm Road
Tunbridge Wells, TN3 0EY

Entrance Hall - Downstairs Cloakroom - Large Sitting Room With Stone Fireplace - Spacious Kitchen/Diner - First Floor Landing - Three Well Proportioned Bedrooms And Bathroom - Mature Well Tended Gardens To Front & Rear - Driveway To Garage

Set within a quiet no through road is where you will find this excellent sized three bedroom detached home benefiting from gas central heating and double glazing. Accommodation includes a large sitting room overlooking the attractive southerly facing rear garden. The kitchen/dining room has plenty of space for a table and has a pleasant outlook over the front gardens. At first floor level there are three excellent sized bedrooms and a bathroom. Parking is provided from a brick paved driveway providing off road parking for two cars leading to an attached garage. This particular location is extremely popular and with this home having the benefit of no forward chain we really have no hesitation in recommending an immediate appointment to view.

The accommodation comprises double glazed entrance door and side window to:

ENTRANCE HALL:

Double radiator, power points.

DOWNSTAIRS CLOAKROOM:

Low level WC, wall mounted wash hand basin, single radiator. Window to rear.

SITTING ROOM:

Coved ceiling, stone fireplace with gas coal fire, double radiator. Rear and side windows overlooking the attractive rear garden and double glazed door to side.

KITCHEN/DINING ROOM:

Windows to front, power points. Range of wall and base units with work surfaces over. Space for standing an electric cooker, integrated washing machine and dishwasher, space for fridge/freezer. Built-in cupboard with shelving, space and vent for tumble dryer. Tiling adjacent to worktops, vinyl flooring in the kitchen area and carpet in the dining area. Double radiator, large walk-in under stairs storage cupboard. Window to side and door to garden.



Stairs from entrance hall to: **FIRST FLOOR LANDING:**
Window to side, access to loft space, built-in cupboards with shelving, airing cupboard containing a pre lagged hot water tank and wall mounted gas fired boiler.

BEDROOM 1:
Window to front, double radiator, power points, coved ceiling, built-in double wardrobe.

BEDROOM 2:
Window to rear, double radiator, power points, range of built-in wardrobes and cupboards, matching dressing table, further built-in cupboard.

BEDROOM 3:
Window to rear, built-in wardrobe, power point, single radiator.

BATHROOM:
Pink suite comprising of a corner bath with plumbed in shower over, pedestal wash hand basin and low level WC. Tiled surrounds. Window to side.

OUTSIDE REAR:
Paved patio areas lead to the garden being laid in lawned terraces with retaining timber sleepers and stonework making an attractive southerly facing garden stocked with numerous shrubs and plants and being not directly overlooked from the rear. Side access to front.

OUTSIDE FRONT:
Well tended lawned garden with mature shrubs and plants, path to side. Brick paved driveway providing off road parking for two vehicles leading to the garage with up and over door and personal door to rear 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

TENURE:
Freehold

COUNCIL TAX BAND:
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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 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.

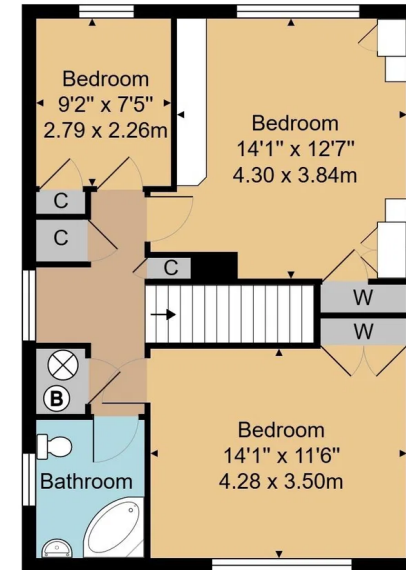


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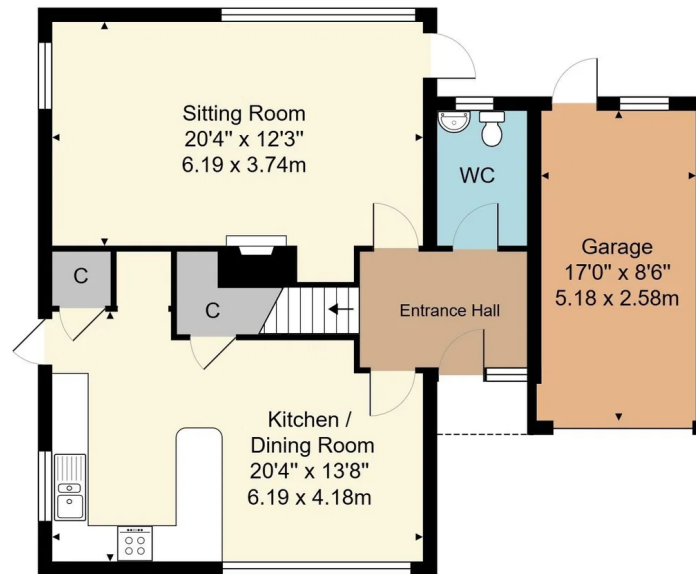


House Approx. Gross Internal Area
1282 sq. ft / 119.1 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1437 sq. ft / 133.5 sq. m



First Floor



Ground Floor

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.