



**FIRST STREET, LANGTON GREEN**

**TUNBRIDGE WELLS - £595,000**



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

36 First Street, Langton Green, Tunbridge Wells, TN3 0EU

Entrance Hallway - Lounge With Bay Window  
Kitchen/Dining Room With Door To Garden - WC - First  
Floor Landing - Three Bedrooms - Bathroom - Front  
Garden - Driveway Providing Off Road Parking - Detached  
Single Garage - Rear Garden

Offered to the market chain free and located on a peaceful and pleasant Langton Green road, an especially good sized detached three bedroom family home with a large principle lounge, a further excellent sized kitchen/diner, a ground floor WC, three bedrooms and generous private parking in the form of both a driveway and a garage. The property has smaller, wraparound gardens. We consider the house has excellent potential for further refurbishment and development, subject to the necessary permissions being available. This locale has always been especially popular and to this end, we encourage making an early appointment to view.

Access via part glazed door to entrance porch. Tiled floor, three double glazed windows to front, areas of exposed brickwork, part glazed door to:

#### ENTRANCE HALLWAY:

Areas of wood effect flooring, stairs to first floor, inset spotlights to ceiling, door to a cloak cupboard with good general storage space, areas of fitted shelving, coat rail.

#### LOUNGE:

Of an excellent size and with ample room for lounge furniture and entertaining, wood effect flooring, radiator, various media points. Shallow bay window to front comprised of three sets of double glazed windows and further double glazed windows to side.

#### KITCHEN/DINING ROOM:

Of an open plan design. Kitchen has a range of wall and base units with complementary work surface. One and a half bowl sink with mixer tap over. Integrated electric oven and inset four ring electric hob with tiled splash back and extractor over. Space for washing machine. Part tiled wall, door to a larder. Good general storage space. Part glazed double glazed door to side and double glazed window to rear. Open to:



**Dining Area:** Of an excellent size and with ample room for a large dining table and chairs or indeed for use as a lounge area if appropriate. Radiator, inset spotlights to ceiling, door to cupboard with good storage space and wall mounted boiler. Sliding double glazed door to rear garden.

**WC:**  
Tiled floor, low level WC. Opaque double glazed window to side.

**FIRST FLOOR LANDING:**  
Wood effect flooring, radiator, inset spotlights to ceiling, loft hatch, further storage space. Double glazed window to side. Doors to:

**BEDROOM:**  
Of an excellent size with room for a large double bed and associated furniture, wood effect flooring, radiator, fitted wardrobes. Three double glazed windows to rear.

**BEDROOM:**  
Of an excellent size with room for a large double bed and associated furniture. Feature radiator, good areas of recessed cupboard space. Five double glazed windows to front and double glazed window to side.

**BATHROOM:**  
Panelled bath with taps over, corner shower cubicle with two heads over, feature wash hand basin with storage below, low level WC. Tiled floor, wall mounted radiator, part tiled walls, inset spotlights to ceiling, areas of exposed shelving. Opaque double glazed window to side.

**BEDROOM:**  
Wood effect flooring, radiator, space single bed and associated furniture. Double glazed window to rear.

**OUTSIDE FRONT:**  
Retaining wooden fencing with iron gates, space for one vehicle to the immediate front of house, Driveway to detached garage with 2/3 further off road parking spaces in front on driveway. Shrub bed to front of house.

**OUTSIDE REAR:**  
Set to grass with wooden retaining fencing, mature shrub plantings, patio adjacent to dining space, further raised decking area to corner. The path to the other side of the house remains in this property's ownership with rights of way for adjacent neighbours.

**SITUATION:**



### SITUATION:

The property is within walking distance of Langton Green's village shops (but more importantly, The Hare public house!) and well regarded Langton Green Primary School. Royal Tunbridge Wells town centre itself is some 2.5 miles distant offering a wider range of social and retail facilities to include the Royal Victoria Shopping Mall and Calverley Road pedestrianized precincts alongside The Old High Street and Pantiles. Langton Green also offers the Holmewood House Preparatory School and Rose Hill, whilst in Tunbridge Wells there are a number of well regarded primary, secondary, grammar and independent schools. Recreational facilities in the area include local cricket, rugby and golf clubs, Tunbridge Wells Sports and Leisure Centre and, slightly out of town, North Farm Retail Park with its private health club, bowling and multi-screen cinema complex.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### 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](http://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.



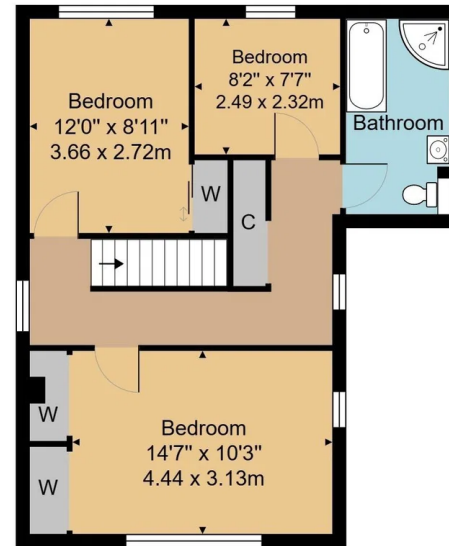
23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

**Tel: 01892 511211**

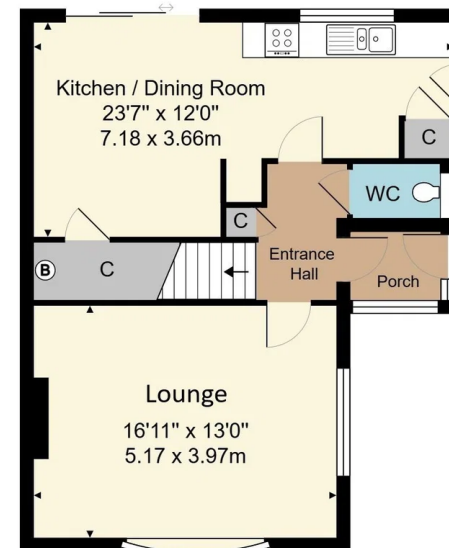
Email:

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

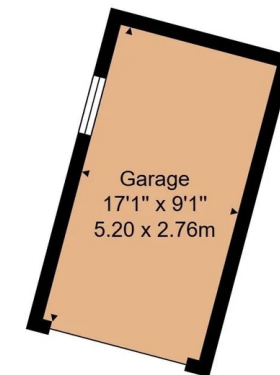
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**First Floor**



**Ground Floor**



House Approx. Gross Internal Area  
1155 sq. ft / 107.3 sq. m

Garage Approx. Internal Area  
154 sq. ft / 14.3 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.