



A spacious semi detached family home in quiet sought after residential area within walking distance of local amenities.

**£750,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Langton Green, Tunbridge Wells

 Bedrooms: 3

 Bathrooms: 1

 Receptions: 2

- Chain free
- Integral garage
- Large garden
- Driveway parking
- EPC rating D
- Council tax band E

A spacious semi-detached family home in quiet sought after residential area within walking distance of local amenities at Rusthall and within 2.6 miles of Tunbridge Wells mainline station and Town Centre.

Entrance hall with access to integral garage. Good size sitting room and separate dining room with parquet flooring and character fireplaces, divided by double doors which can be opened to provide one large reception room. Access to the garden from the sitting room. Kitchen fitted with cream base and wall units and large range style cooker and walk in larder, access to the garden.

Stairs to a spacious landing with airing cupboard. Three good size double bedrooms. Bathroom with roll top bath, shower cubicle and basin. Separate WC.

Large garden with patio and lawn areas. Outdoor storage cupboards + outdoor WC. Driveway parking and single integral garage with quarry tiled floor and plumbing for a washing machine.

### UTILITIES & KEY INFORMATION

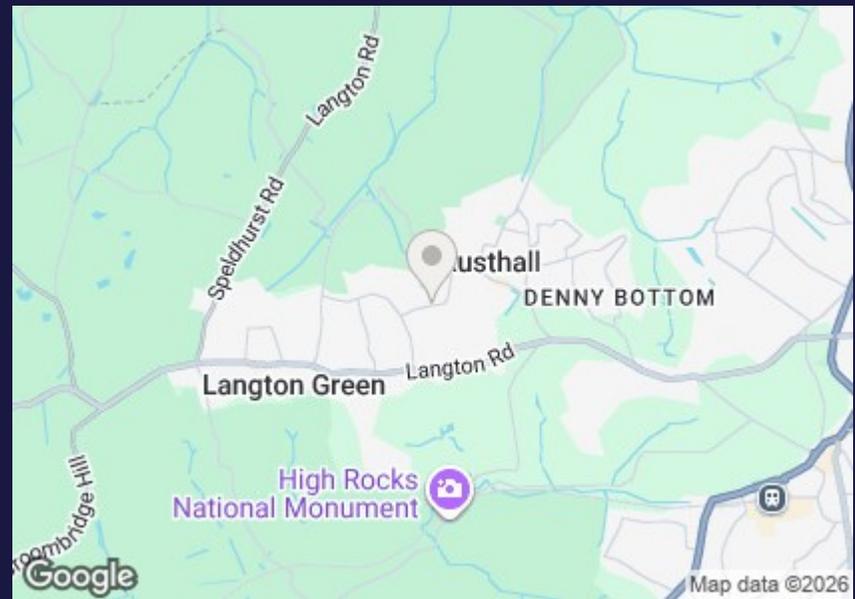
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Tunbridge Wells

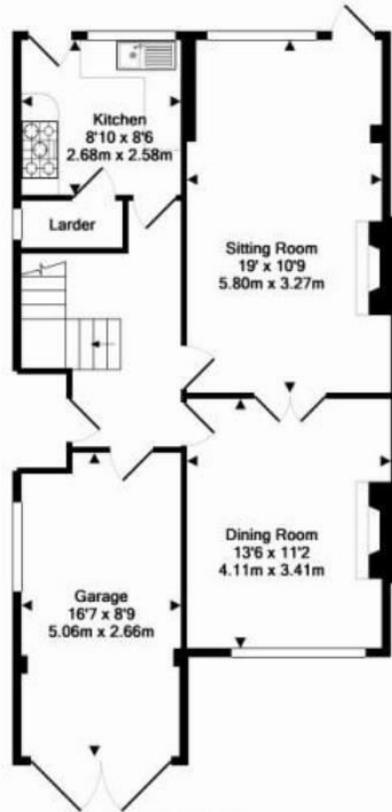
Council Tax Band: E





Coming Westbound along Rusthall High Street, turn left into Longmeads. The property is located approximately 0.2 miles along the road on the right.





GROUND FLOOR  
APPROX. FLOOR  
AREA 736 SQ. FT.  
(68.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ. FT.  
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ. FT. (123.7 SQ.M.)

While every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Made with Blueprints 02013.

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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