



FARNHAM LANE

LANGTON GREEN, TUNBRIDGE WELLS - GUIDE PRICE £750,000 - £775,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

34 Farnham Lane
Langton Green, Tunbridge Wells, TN3 0DQ

Entrance Hall - Downstairs Cloakroom -
Kitchen/Breakfast Room - Large Dining Room -
Comfortable Sitting Room With Fireplace - Principal
Bedroom With En-Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Good Sized Private Rear
Garden - Driveway With Ample Parking Leading To
Garage - Gas Central Heating - Double Glazing - Sought
After Residential Location

Discover an exceptional family home in the heart of Langton Green, thoughtfully redesigned and extended to offer wonderfully spacious living. This property stands out with its generous proportions, and its enviable setting within walking distance of village shops and a popular local pub. Step inside to a welcoming entrance hall, laid with Karndean wood effect flooring, leading to a convenient downstairs cloakroom. The comfortable sitting room, a focal point of the home, features an attractive fireplace with a gas Living Flame fire and seamlessly connects to the private rear garden through double-glazed patio doors. The true sense of space unfolds in the large dining room, offering a bright double aspect with full-height windows, ideal for entertaining. This in turn flows into a well-appointed kitchen/breakfast room, equipped with ample storage, a fitted gas hob, electric double oven, and space for all essential appliances. Upstairs, the principal bedroom overlooks the rear garden and is complete with valuable fitted wardrobes and its own en-suite shower room. Three further well-proportioned bedrooms ensure ample space for a growing family, all sharing a modern family bathroom. One of the property's main features is its good-sized, private rear garden. Sheltered by high hedging and fencing, it offers delightful paved patio and decked areas, creating an ideal setting for outdoor entertaining and relaxation. To the front, a brick-paved driveway provides extensive off-road parking and leads to a single garage, complete with internal power, light, and the 'Vaillant' gas fired boiler. Properties within this particular location are always extremely desirable and therefore we have no hesitation in recommending interested buyers view without delay.

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



ENTRANCE HALL:

Karndean wood effect flooring, coats cupboard with hanging space and shelving, personal door to garage

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin with tiled splashback. Karndean wood effect flooring, window to front

SITTING ROOM:

A comfortable room with an attractive fireplace with brick hearth and fitted gas Living Flame fire, double radiator, power points, coved ceiling. Double glazed patio doors opening to the rear garden. Double doors connecting to:

DINING ROOM:

Two double radiators, coved ceiling, wall lighting. Windows to rear and a full height window to side giving the room a bright double aspect. Door to:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of panelled wall and base units with work surfaces over. Enamel one and a half bowl single drainer sink unit with mixer taps. Fitted gas hob with stainless steel splashback and filter hood over, electric double oven. Space for a washing machine, fridge/freezer and dishwasher. Vinyl flooring, larder cupboard, single radiator. Two side windows and further window to front.

Stairs from entrance hall to **FIRST FLOOR LANDING:**
Access to loft space.

PRINCIPAL BEDROOM:

Window to rear, double radiator, dado rail. Range of wardrobes to one wall.

EN-SUITE SHOWER ROOM:

White low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, shower cubicle with electric shower. Tiled floor, electric towel rail/radiator. Window to side.

BEDROOM 2:

Window to front, built in airing cupboard containing the hot water tank and shelving, double radiator.

BEDROOM 3:

Window to front, radiator, built in double wardrobe and dressing table with shelf above.



BEDROOM 4:
Single radiator, window to rear, power points.

FAMILY BATHROOM:
White suite comprising of a panelled bath with mixer tap and plumbed in shower and hand spray, wall mounted wash hand basin with mixer tap, low level WC. Tiling to walls and floor, chrome towel rail/radiator, ceiling down lights. Window to side.

OUTSIDE REAR:
The garden benefits from being very private by virtue of high hedging and fencing to the boundary. There are paved patio and pathways which leads to the garden being many laid to lawn. An additional seating area which has been decked providing an ideal space for outside entertaining. Outside light, useful storage shed with power and side access leading to the front.

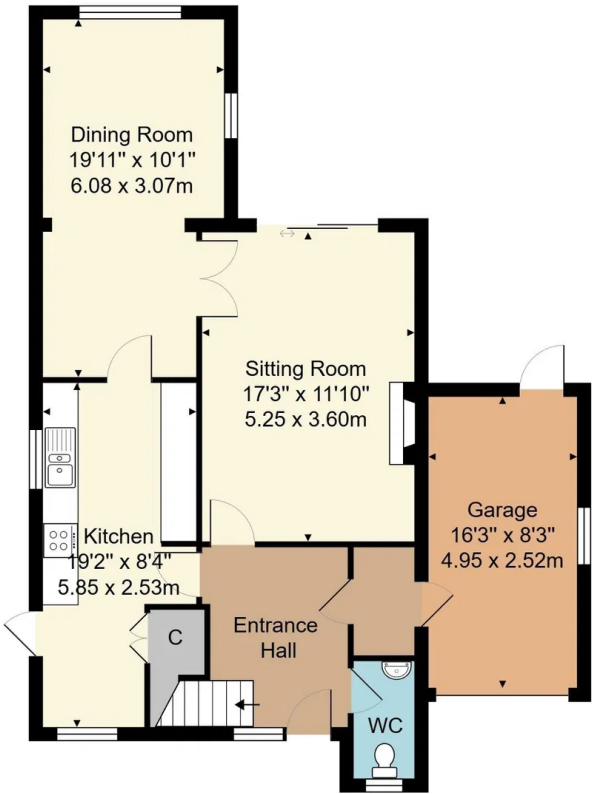
OUTSIDE FRONT:
Planted with mature shrubs and plants. A brick paved driveway provides off road parking for several vehicles which leads to the property's entrance and garage which has an up and over door, internal power and light, wall mounted 'Vaillant' gas fired boiler, window to side and door to garden, meters.

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
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.

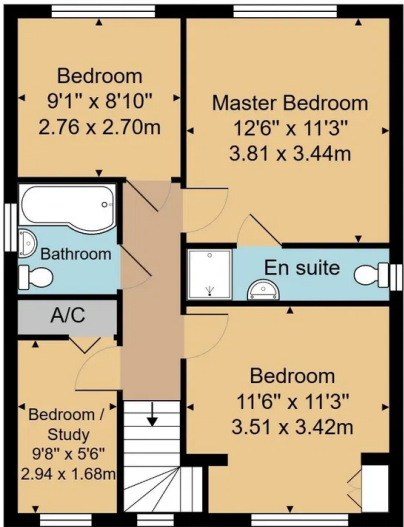


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Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



First Floor

House Approx. Gross Internal Area 1270 sq. ft / 118.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1417 sq. ft / 132.6 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.