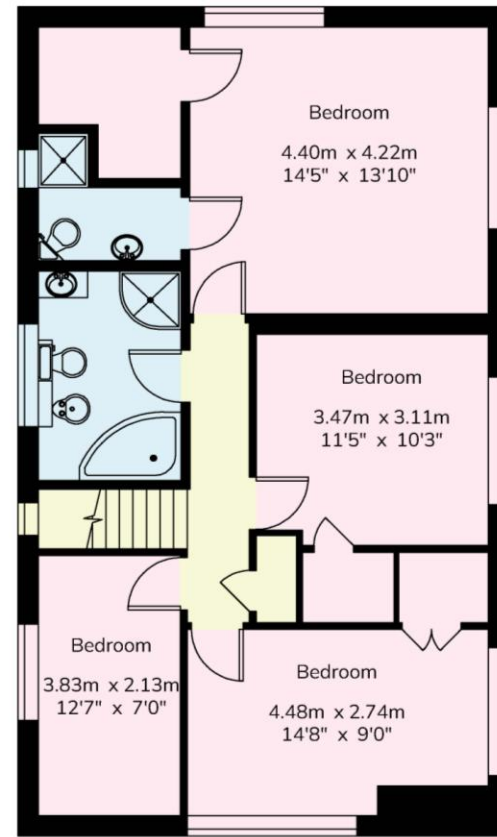


Ground Floor



First Floor



49 Asher Reeds

Langton Green, Tunbridge Wells, TN3 0AN



A significantly remodelled and extended 4/5 bedroom detached family house benefitting from beautifully light open plan accommodation on the ground floor and set in a large garden in a sought after residential area convenient to Primary School, shops and 2.3 miles from mainline station.

Hall, Cloakroom, fitted Integrated Kitchen, Utility Room, large open plan Sitting/Dining with Snug, 4 Bedrooms, Ensuite Bathroom, Family Bathroom, Study/Bedroom 5, Gas Fired Central Heating, Double Glazed Windows, attached Garage, Car Port, multiple off-road parking, Front and Large Rear Garden with side access.

Guide price £825,000 - £850,000 Freehold *Chain Free*



49 Asher Reeds

House - Gross Internal Area : 184.1 sq.m (1982 sq.ft.)
Garage - Gross Internal Area : 12.2 sq.m (131 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Surprisingly spacious remodelled detached family house.
- ◆ Well-presented and recently decorated internal accommodation.
- ◆ Beautifully light rooms with large double glazed windows.
- ◆ Convenient location and within walking distance of Rusthall village with its independent shops, doctors and Primary School.
- ◆ Set back from Asher Reeds with a long drive approach, providing ample multiple off road parking.
- ◆ Front door leads into a spacious 'L' shaped hall with staircase to the first floor and attractive herringbone patterned wood style flooring which continues throughout the majority of the ground floor, door to rear garden.
- ◆ Cloakroom with low level WC, washbasin with cupboard beneath, tiled walls.
- ◆ Triple aspect open plan reception room divided into 3 main areas for sitting, snug and dining with a TV viewing area.
- ◆ The snug/sitting area has chimney breast with working fireplace (not tested) with feature brick chimney breast.
- ◆ Adjacent large double glazed window to the side.
- ◆ To the rear there is a large bifold doors with matching windows either side with views and access out to the rear garden.
- ◆ The kitchen has been cleverly designed with recessed area but still connected to the rest of the dayrooms with extensive worktops incorporating a breakfast bar, one and a half stainless steel sink and drainer.
- ◆ Integrated appliances by Bosch include a gas hob, fridge/freezer, dishwasher, microwave, eye level oven and extractor.
- ◆ Comprehensive range of soft closing cupboards and drawers and tiled walls.



- ◆ Utility room fitted with Bosch washing machine and Worcester combination gas fired boiler providing central heating and domestic hot water, window to rear.
- ◆ Study/Bedroom 5 with large picture window to the front and built in wardrobe cupboards.
- ◆ Staircase with fitted new carpets which continue onto the landing and bedrooms.
- ◆ Access to attic, airing cupboard housing insulated hot water tank with slated shelves.
- ◆ Bedroom 1 features a double glazed picture window with views over the garden, walk in dressing room/closet with power and light connected.
- ◆ Ensuite shower room, low level WC, washbasin with cupboard beneath, chrome towel rail, tiled walls and floor plus air extractor.
- ◆ Double bedroom 2 is a light room with window to the front, built in double wardrobe cupboard with mirrored doors.
- ◆ Bedroom 3 with double glazed window to the side, walk in wardrobe cupboard.
- ◆ Bedroom 4 with window giving views along Asher Reeds.
- ◆ Bathroom comprising whirlpool bath, shower attachment and electric shower above, separate shower cubicle bidet, WC with concealed cistern, upstand washbasin with cupboards beneath, chrome towel rail and window.

Outside

- ◆ **To the front** set back from Asher Reeds with a long drive providing multiple off road parking and leading to a car port and attached garage with up and over door, power and light connected plus integral door into the house.
- ◆ Remainder of the garden is laid to lawn providing an attractive setting.
- ◆ Side gate leads to the **Rear Garden** which has access via bifold doors from the reception room with wide steps with decking either side down to the large garden which is laid to lawn with fenced boundaries and woodland backdrop.
- ◆ Outside lighting and power points.

Practicalities

- ◆ The property benefits from having no forward chain. All mains services are connected.
- ◆ Gas fired central heating and double glazed windows.

Location

- ◆ Desirable residential area conveniently located between Langton Green and Rusthall with their Primary Schools.
- ◆ Tunbridge Wells mainline station is 2.3 miles away.

Viewing

By appointment only through sole agents Sumner Pridham.
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