

UPPER PROFIT, LANGTON GREEN

TUNBRIDGE WELLS - £795,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

5 Upper Profit, Langton Green, Tunbridge Wells, Kent, TN3 0BZ

Entrance Porch - Entrance Hall - Generous Sitting Room - Separate Dining Room - Kitchen - Two Ground Floor Bedrooms & Shower Room - Stairs To First Floor Two Further Bedrooms - Bathroom - Gas Central Heating Double Glazing - Double Garage - Off Road Parking 0.19 Acre Plot With Southerly Facing Rear Garden Sought After Cul-De-Sac Location

Offered with the benefit of vacant possession and no forward chain this four bedroom detached chalet home offers versatile and spacious accommodation with plenty of scope for further improvements extensions if required, subject to obtaining the necessary consent. The property itself is situated midway within a very popular small cul-de-sac in the area of Langton Green and its versatile layout allows the ground floor bedrooms to be used as extra reception rooms in addition to the well proportioned sitting and dining room if required. The property's features include double glazing, gas central heating via radiators, driveway leading to a double garage and a large well-maintained southerly facing rear garden. Upper Profit is regarded as one of Langton Green's most desirable locations and in view of its convenient location, peaceful setting, access to local communities and schools and the fact that the property has been priced to attract an early sale, we have no hesitation in recommending an immediate appointment to view.

The accommodation comprises. Entrance door to:

ENTRANCE PORCH:
Glass front door and side window to:

ENTRANCE HALL:
Central heating thermostat, power points, built in cupboard.

SITTING ROOM:
Coved ceiling, two radiators. power points. Stone fireplace and hearth. Rear window and patio doors with electric sun awning opening to the garden. Door to:

DINING ROOM:
Coved ceiling, single radiator, power points. Window overlooking the garden. Door connecting to:







KITCHEN:
Fitted with a range of wall and base units comprising a stainless steel one and a half bowl single sink unit with mixer tap and tiling adjacent to the work surfaces. Space for washing machine, fridge and electric cooker with filter hood above. Vinyl flooring, coved ceiling. Double glazed side door and window.

BEDROOM:
At present fitted as a study with window to front, single radiator, power points, built-in double wardrobe.

BEDROOM:
Windows to front and side, double radiator, coved ceiling, power points, built-in double wardrobe.

SHOWER ROOM:
White low level WC, separate shower cubicle with plumbed in shower counter sunk wash hand basin with mixer tap and cupboard beneath. Vinyl flooring, tiling to walls, wall mounted heater and heated towel rail. Window to side.

Stairs from entrance hall to **FIRST FLOOR LANDING:**
Built-in airing cupboard containing the hot water tank, access to loft space.

BEDROOM:
Window to front, single radiator, power points. Range of built in wardrobes. Access to eaves storage space on both sides, being floored and fitted with light, wall mounted 'Worcester' gas fired boiler.

BEDROOM:
Window to rear, single radiator, power points, access to storage space. Built-in wardrobes and cupboards.

BATHROOM:
Fitted with a suite comprising a panelled bath, wash hand basin, low level WC. Window to side.

OUTSIDE REAR:
A large, paved patio area leads to the garden being mainly laid to lawn, well stocked with an abundance of shrubs and plants, boundary fencing to provide privacy, greenhouse, vegetable garden area to rear and side access to front.







OUTSIDE FRONT:
Lawned garden with brick paved driveway leading to the property's entrance and double garage. This is arranged as two single garages, one having an electric up and over door, there is internal power, light, rear door to the garden, and a personal door leading to the entrance lobby.

SITUATION:
The property is situated within a short distance of Langton Green's village shops, together with the nearby Hare Public House and the well-regarded Langton Green Primary School. Tunbridge Wells town centre is approximately 2.5 miles away and offers a wide range of social and retail facilities, including the Royal Victoria Place Shopping Centre and Calverley Road shopping precinct, together with the Old High Street and historic Pantiles. Langton Green is also home to Holmewood House Preparatory School, whilst Tunbridge Wells offers a number of well-regarded primary, secondary, grammar and independent schools.

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. The matters referred to in these particulars should be independently verified. Neither the 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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