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 **KMJProperty**
Your local independent Estate Agent

Little Mallet, Langton Green, Tunbridge Wells

Offers In Region Of £425,000

3 1 2



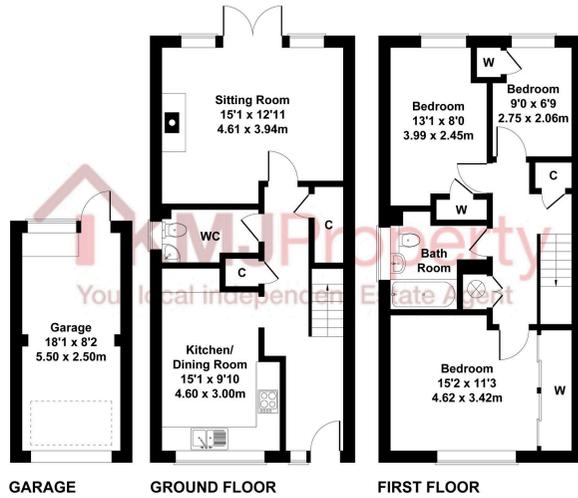
The property is a beautifully presented family home providing spacious and well-proportioned accommodation which is light and airy throughout and has been subject to many tasteful improvements by the current owner, including recent roof repairs of re-felted and battened. The property includes double glazing, drive, garage, and features a secluded south west facing rear garden. As you arrive at the property, you're welcomed by a private road, with a driveway, garage, and a neat front garden with a brick pathway leading to the front door. The property is arranged over two floors, on the ground floor is a spacious entrance hall perfect for storage and two useful storage cupboards. A downstairs w/c with tile flooring and attractive tongue and groove wood panelling is conveniently located between the kitchen and lounge, perfect for hosting and entertaining guests. To the left good sized kitchen/breakfast room with a wide range of shaker style wall and base units, four ring hob, double oven, stainless steel sink and drainer, attractive contrast counter top, granite splash backs, and laminate flooring as well as ample space for a dining area. Continuing through is the generously sized lounge with plush carpeting, featured wood burner with attractive gloss tile hearth and tiled backing, and large sliding patio doors with a side panel and window providing a great deal of light and views of the pretty garden. Heading to the first floor you are welcomed by a spacious landing with large storage and airing cupboards, and three bedrooms, with the master being a large double with attractive wood flooring and ample fitted wardrobes. The other two bedrooms have built in storage space, and large windows looking out to the garden. The good sized family bathroom is located on this floor with built in wash basin storage, shower over the bath and WC. Langton Green is an exceptionally sought-after area offering shops, pub, and delightful village green. The property is situated in an enviable position in a central, yet quiet, private road and is conveniently located within walking distance of the highly regarded Langton Green Primary School (which is Ofsted rated outstanding) and Holmewood House Preparatory school. Tunbridge Wells town centre is approximately 2 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall. Tunbridge Wells mainline station provides a regular service to London Charing Cross/ Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Council Tax D



6 Little Mallets, Langton Green

Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Driveway
- Garage
- 3 Bedrooms
- Downstairs WC
- Large light sitting room with beautiful log burner
- Close to local amenities
- Beautiful private enclosed rear garden
- End of Terrace
- EPC- D
- Council Tax D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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IN CROWBOROUGH

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2022

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