

16 Longmeads, Langton Green





16 Longmeads, Langton Green TN3 0AX

Spacious 3-Bedroom Family Home in Superb Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Kitchen
 - Living room
 - Reception 2/Dining room
 - Cloakroom
- Garage and brick storage shed
- Car port and off-street parking
 - Large mature rear garden
 - Development potential



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Loved by the same family for over 6 decades, this home is a dream project to create your own vision and add value in the future.

Set on a friendly, sought-after road, this home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

A smart, part hung tile exterior, with leaded windows to the front, welcomes you to an off-street drive, with a detached garage set back to the rear.

A pretty, stocked garden with lawn fronts the house, its opaque glazed entrance door opening into a wide entrance hall.

Behind is the second reception room, which given its situation next to the kitchen, would make an ideal dining room. It is wonderfully bright, with sliding glazed rear doors framing the garden view – ideal for sitting in the sun and relaxing while keeping an eye on the children playing in the garden. The paved terrace area directly outside makes it perfect for evening entertainment.

Next door the kitchen has a range of eye and base level cupboards, space for appliances and a side entrance door for easy access from the driveway.

A useful guest cloakroom completes the ground floor.

Climbing the stairs to the first floor, there are three bedrooms, bathroom and spacious loft, all generously sized with exciting development potential. A first-floor cloakroom completes the house.

Outside, the pretty, mature garden is a green and peaceful oasis. It is an impressive size with a rich variety of flowers, plants and shrubs and is safely enclosed for children and pets. It offers privacy with lush green tree top views from the woodland behind, while a paved terrace sits at the rear of the house for summer entertaining.

A detached garage and brick shed offer practical storage and working space, whilst a side wooden gate gives driveway and front street access.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!

Entrance door, which opens: to

Entrance Hall: with original wooden stairwell, side aspect opaque window, under stairs cupboard, radiator and doors to:

Living Room: 12'4 x 11'9 front aspect leaded bay window, fireplace with tiled hearth and surround with wooden mantle and inset gas fire and radiators.





Reception 2/Dining Room: 11 x 11'11 rear aspect sliding glazed doors, fireplace with tiled hearth and surround with wooden mantle and inset gas fire, tile effect laminate flooring and radiator.

Kitchen: 7'5 x 8'8 rear aspect double glazed window, side aspect part opaque glazed door, stainless steel sink with drainers, space, plumbing and gas for appliances, eye and base level units, wooden effect laminate flooring, radiator and door opening into:

Cloakroom: side aspect opaque window, low level WC, slimline wash hand basin with mixer tap and tiled effect laminate flooring.

Stairs up to first floor landing with mid landing side aspect opaque window, ceiling loft access hatch and doors to:

Bedroom 1: 10'8 x 13'5 front aspect double glazed window and radiator.

Bedroom 2: 10'8 x 11'11 rear aspect double glazed window, wooden effect laminate flooring and radiator.

Bedroom 3: 7'9 x 10 front aspect double glazed window and radiator.

Bathroom: rear aspect opaque window, panel enclosed bath with wall mounted shower, corner wall hung wash hand basin, bidet, radiator, part tiled walls, wooden effect laminate flooring and airing cupboard housing the water cylinder with shelving for linen.

Cloakroom: side aspect opaque window, low level WC, wooden effect laminate flooring and part tiled walls.

Outside: To the front is an area of lawn behind a low brick wall with a variety of flowers, plants and shrubs. A hard surface driveway with parking for two cars sits to the left, in front of a covered car port, with a detached garage behind. A side wooden gate provides rear garden access. At the rear is a brick storage shed and a paved terrace, with paved steps leading down to an area of lawn with mature flowers, plants, shrubs and trees dotted throughout. Perimeter wooden fencing sits at all boundaries.

Garage: up and over front aspect door, side aspect window, rear aspect double glazed window, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band TBC

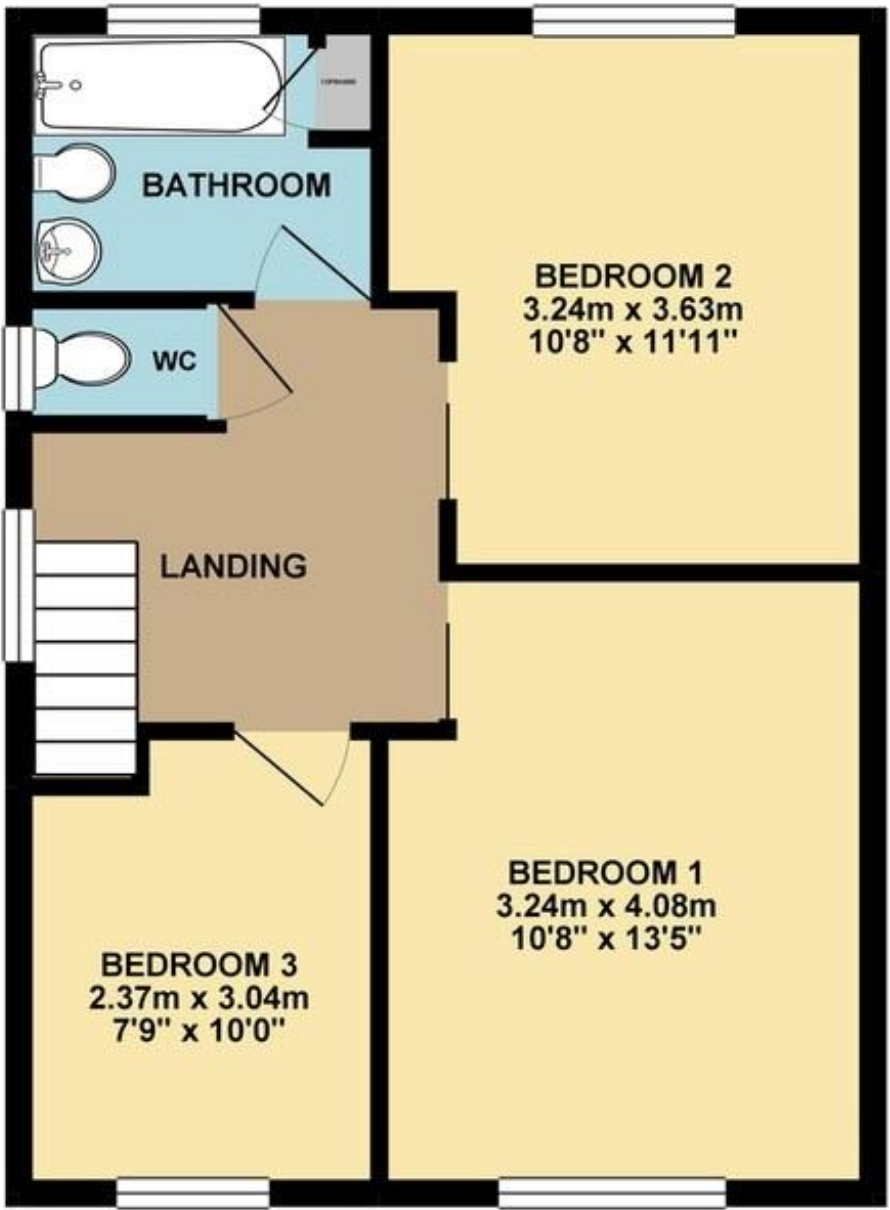
EPC: D (59)



GROUND FLOOR 39.33 sq. m.
(423.37 sq. ft.)



1ST FLOOR 43.21 sq. m.
(465.14 sq. ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 82.55 sq. m. (888.52 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Langton Green

The property is set in a charming semi-rural village approximately 2 miles to the west of the centre of Tunbridge Wells town centre.

The village itself has its own local convenience stores, popular primary school, pubs and a cricket green and benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside, it is a highly sought after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Langton Green Primary School, Rusthall St Paul's Primary School, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of leisure facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London and is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50 minute journey times or less.



