

38 Farnham Lane, Langton Green





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Bright and Spacious 3/4-Bedroom Family Home

Accommodation Summary

- Detached chalet style house
 - 3 bedrooms
- Study/4th bedroom potential
 - Living room
 - Dining room
- Kitchen/breakfast room
 - Pretty gardens
- Off street parking
 - Garage
- No onward chain



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This house has been lovingly owned by the same family since it was built in 1966 and offers spacious and flexible accommodation.

It is set in an idyllic semi-rural village and is screened from the quiet road by a lush green verge and colourful front garden.

A block brick driveway sits neatly to the side, providing parking for several cars, and fronts an attached garage.

The entrance hall, with a useful guest cloakroom, opens into a versatile layout that is ideal for family life.

First on the left is the home office which would also make a perfect playroom, or even a 4th bedroom.

Next door is the living room flooded with light from its dual aspect windows and glazed doors that open into the dining room behind. It's stone fireplace adds character and warmth and there is plenty of space for large family sofas to curl up in at the end of a long day.

To the rear is the dining room, conveniently placed next to the kitchen, with double doors that lead out onto the garden terrace and bring the outside in.

The kitchen/breakfast room is spacious with white units contrasting with grey counter tops. There is room for a breakfast table and chairs and freestanding appliances such as the oven, washing machine, fridge and freezer will be included.

Climbing the stairs to the first floor, there are three bright bedrooms, two of which are generous doubles, and all having fitted wardrobes.

A family bathroom with double walk in shower cubicle completes the first floor.

The home's garden, laid mainly to lawn, has a greenhouse, a wooden shed for storage and a large paved patio area that makes it perfect for relaxing or entertaining. It is a pretty and well-tended garden with a colourful array of a variety of stocked flower beds and perimeter shrubs and hedging. The garage can be accessed via a pedestrian door to the rear as well as an up and over door to the front.

This home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. It is also a dream project to create your own vision and add value in the future. A must see!

Part opaque glazed entrance door opening into:

Entrance hall: side aspect opaque double glazed window, radiator and doors opening into:

Cloakroom: rear aspect opaque window, low level WC, wall hung hand wash basin and tile effect linoleum flooring.





Study/Bedroom 4: 11`7 x 8`8 front aspect double glazed window and radiator.

Living Room: 15`3 x 12`8 front aspect double glazed window, side aspect opaque window, stone fireplace and hearth with fire casket insert, radiator, rear aspect internal opaque windows and double doors opening into:

Dining Room: 11`4 x 10`11 rear aspect double glazed windows, rear aspect French doors, radiator and door opening into:

Kitchen/breakfast room: 14`7 x 10`11 rear aspect double glazed window, rear aspect opaque glazed door, tile effect linoleum flooring and radiator. There is plenty of work top space, a selection of eye and base level units, a fridge, a freezer, a washing machine and a gas oven with a 4 ring gas hob. There is a 1 ½ bowl stainless steel sink with drainer and mixer tap, space for an oven and hob and a stainless-steel extractor. There is space for a table and chairs and a under stairs storage cupboard.

Stairs up to first floor landing with a ceiling loft access hatch with drop down ladder into boarded loft, airing cupboard housing the boiler with shelving for linen and doors opening into:

Bathroom: rear aspect opaque window, low level WC, pedestal wash hand basin, heated towel rail, walk in shower cubicle with wall mounted shower attachment, part tiled walls and wooden effect flooring.

Bedroom 1: 12`11 x 9`1 front aspect double glazed window, fitted mirrored sliding door wardrobes with hanging rails and shelves, fitted eaves storage cupboard, fitted sliding door wardrobe with hanging rail and shelf and radiator.

Bedroom 2: 11`6 x 10`9 side and rear aspect front aspect double glazed windows, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 3: 7 x 9`7 side aspect double glazed window, over stairs storage cupboard with hanging rail and radiator.

Outside: to the front of the property is a block brick drive with parking for several cars with an area of lawn to the side fronted by flower beds, shrubs and trees. To the rear is a garden laid mainly to lawn with mature shrubs and trees, mature stocked flower beds, a paved terrace area for entertaining, a greenhouse, a wooden shed and access to the front of the property. The garden is fully enclosed by close boarded fencing and hedging.



GROUND FLOOR 60.78 sq. m.
(654.23 sq. ft.)

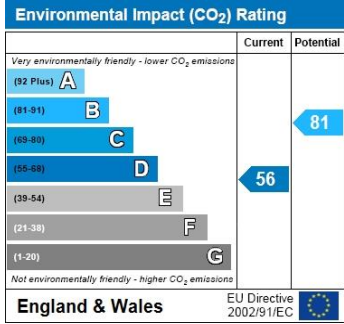
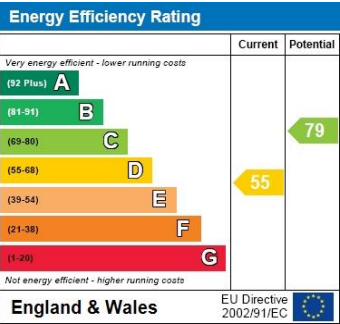


1ST FLOOR 40.61 sq. m.
(437.07 sq. ft.)



TOTAL FLOOR AREA : 101.39 sq. m. (1091.30 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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Garage: 8'8 x 16'1 up and over front door and rear pedestrian door.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,539.94)

EPC: D (55)



AREA INFORMATION: This Langton Green property is set in a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre. The village itself has its own popular primary school, church, village green, recreation ground and pub. It also benefits from open countryside and sprawling woodland on its doorstep. Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern day shopping, entertaining and recreation 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 can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre. Excellent local primary schools such as Langton Green Primary, Rusthall St Paul's Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice. Recreational amenities include Dunorlan and Grosvenor Parks, Calverly Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities. Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuters dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50 minute journey times or less.

