

51 Longmeads, Langton Green







# 51 Longmeads, Langton Green TN3 0AU

*Stylish 3-Bedroom Family Home in Superb Location*

## Accommodation Summary

- Semi-detached house
  - 3 bedrooms
  - Living room
- Kitchen/dining room
  - Utility room
- Modern bathroom
  - Large garden
  - Garage
- Off street parking
- Development potential



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Screened from its sought-after village road and sat discretely behind lush green foliage, this home's double bay fronted exterior certainly delivers kerb appeal.

A hard surface driveway, framed by a long lawn and mature hedging, welcomes you up to the house. A garage sits neatly at the side of the house offering much needed storage.

A covered part glazed door opens into a wide entrance hallway with an under stair storage cupboard to keep the space clutter free and a useful guest cloakroom.

The bright lounge opens off to the right of the hallway with natural light flooding in through its bay window, framing the leafy front garden view. It is a welcoming space with wooden flooring and a wood burning stove adding warmth in the colder months.

Behind is the fantastic open plan kitchen/dining room that delivers wonderful cooking facilities. There are integrated appliances and plenty of cabinets providing ample storage space. For family and entertaining, there is tons of space and glazed doors lead out onto the garden letting you enjoy garden views as you dine.

A separate utility room behind offers access to the garden, housing for extra appliances and a sink ideal for muddy boots or paws.

Climbing the stairs to the first floor, there are three bedrooms, two of which are generous doubles. The master bedroom has a wall of fitted wardrobes, and all of the bedrooms are beautifully presented and light.

The large family bathroom is fresh and modern with a bath with panel lighting, a glazed shower cubicle with rainwater shower head and a heated towel rail. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside, the garden is a green and peaceful oasis. It is an impressive size with an expanse of lawn, safely enclosed for children and pets. It offers privacy with mature high hedging on all sides, while a paved terrace sits at the rear of the house for summer entertaining. A garage offers practical storage space, whilst a side wooden gate gives driveway and front street access.

This fabulous home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. There is also a fantastic opportunity to extend and develop the house to create your own taste and needs. A must see!







**Covered Entrance door, which opens to:**

**Entrance Hall:** front aspect double glazed window, engineered oak wooden flooring, under stair storage cupboard, radiator and doors opening into:

**Cloakroom:** side aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap and tiled flooring.

**Living Room:** 12 x 12 front aspect double glazed bay window, fireplace with wood burning stove, alcove shelves, alcove mid height cupboard, radiator and engineered oak wooden flooring.

**Kitchen/Dining Room:** 18`4 x 13 side aspect double glazed window, rear aspect French doors opening into the garden, 1 ½ stainless steel sink with mixer tap and drainer, integrated slimline dishwasher, fitted oven, 4 ring electric hob, fitted fridge and freezer, stainless steel extractor fan, glass splashback, eye and base level units, tiled flooring, radiator and door opening into:

**Utility Room:** rear aspect opaque double glazed window, side aspect part glazed door leading into garden, stainless steel bow sink with drainer and mixer tap, space and plumbing for appliances and tiled flooring.

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

**Bedroom 1:** 9`5 x 13`5 front aspect double glazed bay window, wall of fitted part mirrored sliding door wardrobes with hanging rails and shelving and radiator.

**Bedroom 2:** 10`11 x 13 rear aspect double glazed window and radiator.

**Bedroom 3:** 7`5 x 8`7 front aspect double glazed window and radiator.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with wall mounted taps, hand held-shower attachment and panel lighting, vanity unit with wash hand basin with mixer tap over and drawers under, walk in shower cubicle with wall mounted hand-held shower attachment, and ceiling rainwater shower head, concealed cistern WC, tiled flooring with underfloor heating, slimline wall mounted fitted cupboard and heated towel rail.

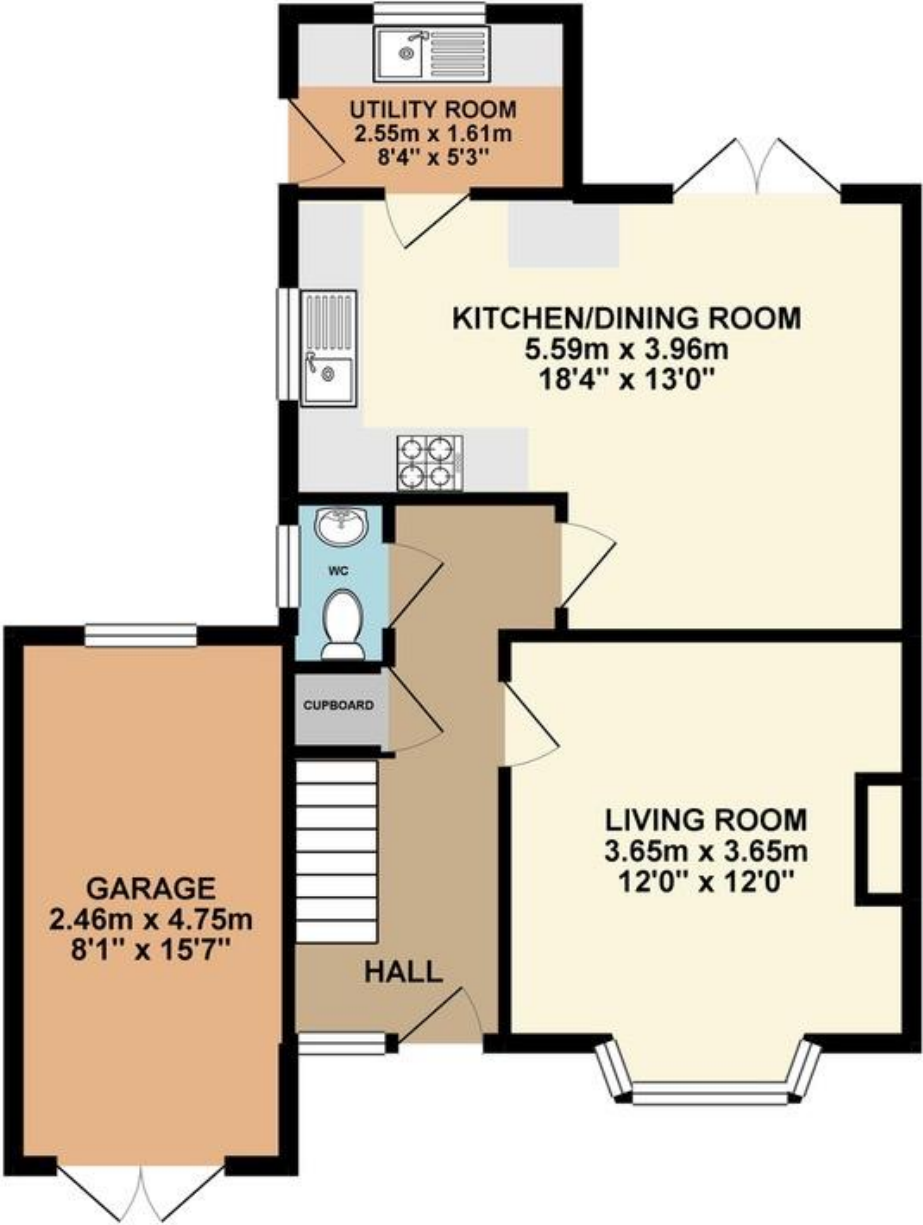
**Outside:** To the front is an area of lawn behind a low brick wall with perimeter hedging and some plants. A hard surface driveway with parking for two cars sits to the left, in front of a single garage. A side wooden gate provides rear garden access. At the rear is a garden laid mainly to lawn with a stone terrace at the rear of the house with some flowers and plants and a tree. There is a greenhouse to the rear and high hedging sits at all boundaries.

**Garage:** double front aspect doors, rear aspect window, lighting and electricity.

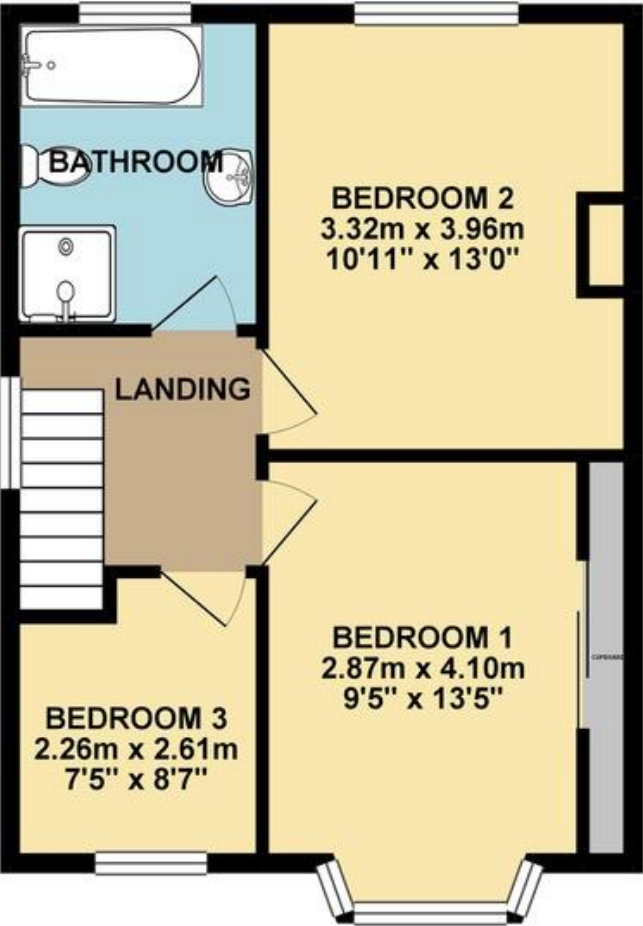




GROUND FLOOR 43.24 sq. m.  
( 465.43 sq. ft. )

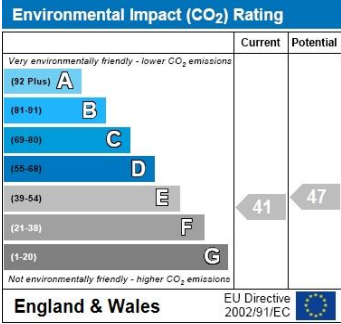
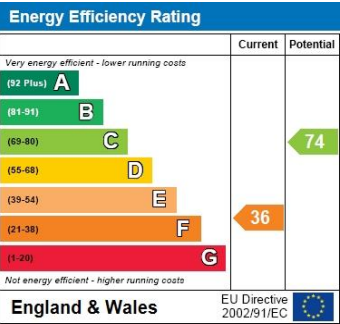


1ST FLOOR 43.24 sq. m.  
( 465.45 sq. ft. )



TOTAL FLOOR AREA : 86.48 sq. m. ( 930.88 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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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,214.05)

EPC: F (36)

**AREA INFORMATION (LANGTON GREEN):** The 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 local convenience stores, popular primary school, pubs and a cricket green. 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, Calverley 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.





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