

53 Longmeads, Langton Green





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Extended 4-Bedroom Family Home With Large South Facing Garden

Accommodation Summary

- Semi-detached house
 - 4 bedrooms
 - Living room
 - Dining room
 - Family room
- Kitchen/breakfast room
 - 3 bathrooms
- Garage and driveway
- Large south facing garden
 - Chain free



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This fantastic home is set back from its sought-after village road by a block brick driveway with parking for several cars. A garage store sits neatly at the side of the house offering much needed storage.

A part glazed porch door opens into the entrance hallway with an under-stair storage cupboard, to keep the space clutter free, and a wet room.

To the left is the living room, flooded with light from its front bay window. It is a welcoming space with a feature fireplace that can be adapted to add warmth in the colder months.

Behind is the dining room, with another fireplace, that opens into the family room. Both rooms can be used individually for cosy family evenings in, or together, offering superb space that is perfect for entertaining. The family room has double aspect windows and a roof lantern, making it wonderfully bright.

Next door is the kitchen/breakfast room that delivers wonderful cooking facilities. There are integrated appliances and plenty of warm wooden effect cabinets and a walk-in larder, providing ample storage space.

Climbing the stairs to the first floor, there are four bedrooms, three of which are generous doubles with fitted cabinetry.

There is a family bathroom with a shower over the bath and a separate shower room too.

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 wooden fencing and mature high hedging on all sides, while a paved terrace sits at the rear of the house for summer entertaining.

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 renovate the house to create your own taste and needs. A must see!

Part glazed porch, which opens into:

Entrance Hall: front aspect double glazed window, open recess under stairs, under stair storage cupboard, radiator and doors opening into:

Living Room: 11'9 x 13'6 front aspect double glazed bay window, fireplace and radiator.

Wet Room: side aspect opaque double glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard and drawers under, wall mounted shower attachment, tiled flooring, part tiled walls and radiator.





Dining Room: 11 x 13`1 fireplace, wooden effect flooring, radiator and opening into:

Family Room: 14`11 x 16`1 rear and side aspect double glazed windows, rear aspect part glazed door, glazed roof lantern, wooden effect flooring, radiators and opening into:

Kitchen/Breakfast Room: rear aspect double glazed window, stainless steel sink with mixer tap, integrated Neff dishwasher, 2 integrated Miele ovens, 4 ring induction hob, Miele stainless steel and glass extractor, integrated Siemens washing machine, integrated Siemens tumble dryer, integrated fitted fridge/freezer, wooden effect eye and base level units, part glazed, with wine rack, larder cupboard housing the boiler with shelving, tiled flooring and radiator.

Stairs up to first floor landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 10`7 x 13`6 front aspect double glazed bay window, fitted wardrobes, cupboards and shelving and radiator.

Bedroom 2: 11 x 13`1 rear aspect double glazed window, fitted wardrobes and radiator.

Bedroom 3: 14`9 x 8`11 rear aspect double glazed window, fitted wardrobe and radiator.

Bedroom 4: 7`5 x 7`9 front aspect double glazed window and radiator.

Bathroom: front aspect opaque double glazed window, 'P' shaped panel enclosed shower bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboards under, concealed cistern WC, part tiled walls and heated towel rail.

Shower Room: side aspect opaque double glazed window, part tiled walls, tiled flooring, vanity unit with wash hand basin with mixer tap over and cupboard and drawers under, concealed cistern WC, shower cubicle with wall mounted shower 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 block brick driveway with parking for two cars sits to the left, in front of the garage store. A side wooden gate provides rear garden access. At the rear is a garden laid mainly to lawn with a paved terrace at the rear of the house with some plants and trees. There is wooden fencing and high hedging at all boundaries.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,716.48)

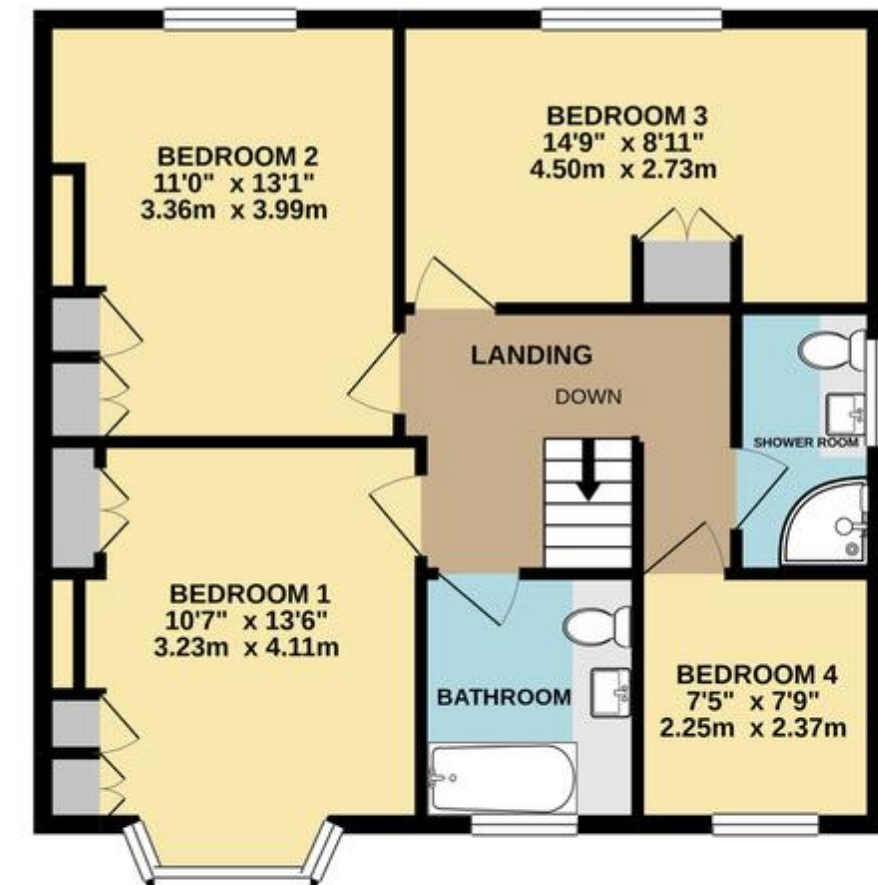
EPC: D (65)



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	76
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) 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: Tunbridge Wells, Kent

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 commuter's 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.

