



Longmeads,
Tunbridge Wells, Kent TN3 0AU

Offers in the Region Of £650,000

 **KMJProperty**
Your local independent Estate Agent

3 Bedroom

Semi-Detached Family Home

Langton Green

Modern Fitted Kitchen

Conservatory

Driveway

Front and Rear Garden

Downstairs W.C

EPC: D

Council Tax Band: E

Located in Langton Green is this well presented, semi-detached family home. Langton Green Village offers a number of convenient amenities including a village green, several eateries and a popular pub, The Hare. The property is situated only a short walk from the Rusthall Village that also provides conveniences such as a local independent hardware store, butchers, chemist and hairdressers. Tunbridge Wells Town Centre is easily accessed from the property, as are a selection of fantastic schools including the popular Langton Green Primary School. Tunbridge Wells Mainline Station is 2.4 miles away from the property.

Approaching the property you will notice a front lawn, and driveway.

Stepping through the front door you will find yourself in an entrance hall.

To the right of the entrance hall is the family living room boasting a bay window allowing for the light to flow through the property.

Heading beyond the entrance hall is the open plan kitchen/dining/family room, partially segregated by a kitchen island. The kitchen is modern fitted, with curved units and the room also benefits from a built in storage cupboard. The dining area has a modern wall mounted, remote controlled gas fire.

The conservatory can be accessed via the dining room and it provides access to the South Facing rear garden and has under floor heating. Also accessed via the kitchen is a downstairs W.C and utility area.

On the First Floor of the property are the 3 bedrooms and the family bathroom that offers a bath and separate shower cubicle. There is a large, well insulated loft area that may be suitable for conversion to create further accommodation, subject to usual planning consent.

To the rear of the property is the large, two-tiered garden with both lawn and patio areas. The borders are well stocked and there is a shed and insulated workshop with electrical power.

MORE PROPERTIES REQUIRED IN ALL AREAS





Directions

From our Rusthall Office head West on Rusthall High Street towards St Paul's Street. Turn left onto Longmeads and the property is on your left.

Notes

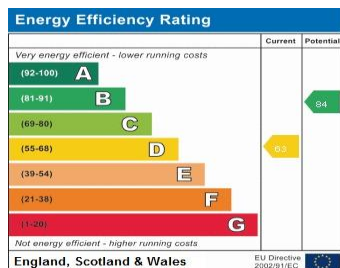
Situated approximately 2 miles West of the Spa Town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library, post office and Primary School.

For a more diverse range of shops, facilities and mainline station, Tunbridge Wells town centre is a short bus ride away serviced by the 281 bus service, which runs approximately every 12 minutes during peak times.

There is also a commuter coach which collects locally each day with destinations across London.

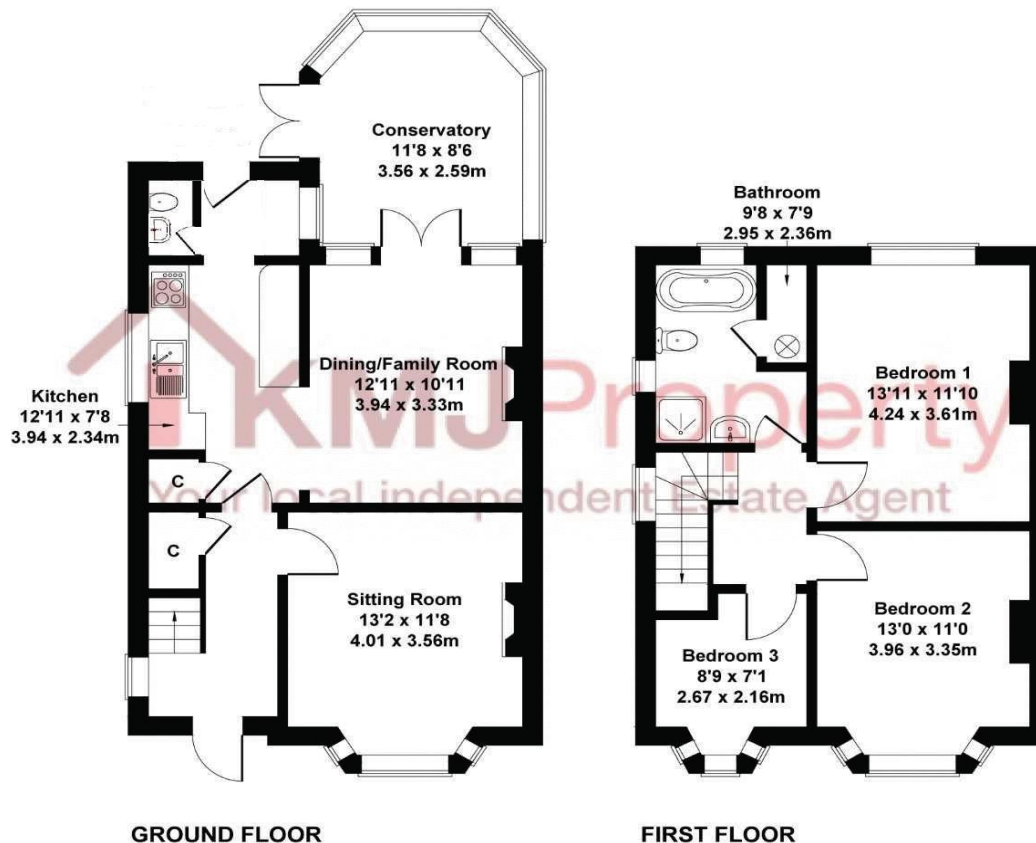
EPC D

A Full copy of the EPC certificate is available on request from our office.



Longmeads

Approximate Gross Internal Area
1097 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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