

79 The Boundary

Langton Green, Tunbridge Wells, TN3 0YA

SUMNER PRIDHAM

A quietly located detached property successfully updated and remodelled to create beautifully presented open plan living taking advantage of its private southwest facing garden. Good size well-proportioned rooms.

Enclosed Porch, Hall, Cloakroom. Sitting Room, Kitchen/Dining Room, Study, Garden Room., Four Bedrooms, En-suite Bathroom, Family Bathroom, Double Glazed Windows, Gas Fired Central Heating, Front and Rear Gardens, Double Garage, Multiple Off-Road Parking.

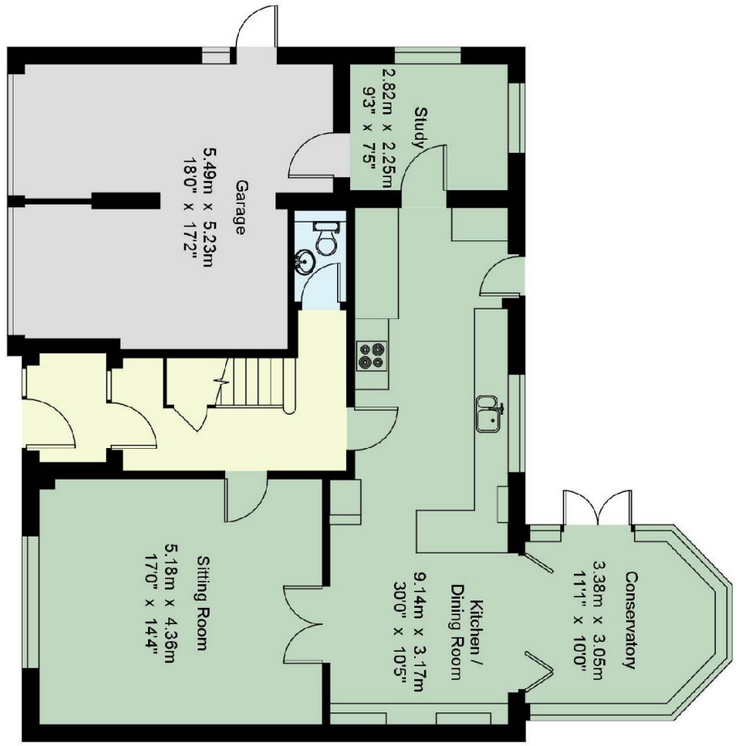
Guide Price £875,000 - £895,000 Freehold

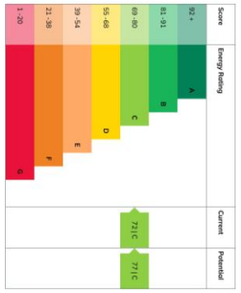




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House - Gross Internal Area : 153.4 sq.m (1651 sq.ft.)
Garage - Gross Internal Area : 25.9 sq.m (278 sq.ft.)
Studio - Gross Internal Area : 6.8 sq.m (73 sq.ft.)





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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Property Description

- Light and spacious detached family house benefiting from open plan layout in a quiet residential location.
  Well proportioned rooms and decorated to a high standard throughout.
- Flexible layout to the kitchen/dining with both the adjoining garden and main sitting rooms having glazed doors, ideal for parties.
- Located at the end of "The Boundary" away from passing traffic with a good-sized front garden and driveway.
- 0.6 miles (approximately 12-minute walk) to Rusthall High Street. 2.2 miles to Tunbridge Wells Central Station.
- Spacious enclosed porch with inset doormat, coat hanging rails leading to an attractive hallway featuring a galleried landing.
- Wooden flooring continues through to the cloakroom, kitchen/dining room and study.
- The open plan kitchen dining room is fitted with extensive granite work surfaces incorporating a Peninsula unit to the dining area. 1 1/2 stainless steel sink fitted beneath a window with view to garden.
- Comprehensive range of cupboards and drawers.
- Appliances include a ceramic hob eyelevel oven, microwave, dishwasher, plumbing and space for American style fridge freezer.









- The dining area is fitted with an attractive wall-to-wall dresser style unit with illuminated display cupboards.
- Bifold doors lead into the garden room with French doors to outside, where attractive views of the garden can be enjoyed.
- Located off the kitchen the study has a dual aspect and outlook to the garden with door to outside.
- A pair of part glazed doors from the dining room lead into a well-proportioned sitting room with fitted shuttered windows to the front and door to hall.
- Staircase from the hall leads to a galleried first floor landing access to an insulated attic space with loft ladder connected. Airing cupboard housing unvented hot water tank.
- Good size principal bedroom with attractive outlook to the front and fitted wardrobe cupboards.
- Ensuite modern walk-in shower, wash basin with cupboard beneath, low level WC with hidden cistern, mirrored medicine cabinet, and window.
- Double bedroom two with views over the rear garden, fitted wardrobes and matching bedroom furniture.
- Double bedroom three also has views over the rear garden and a built-in shelved cupboard.
- Bedroom four is currently arranged with fitted box display shelves and a built-in wardrobe cupboard.
- Family bathroom has a panelled bath with separate shower, hidden cistern wash basin with cupboard beneath, chrome towel rail, and window.

Outside

- One of the features of the property is its quiet setting and South-West facing garden.
- The rear garden is well established and benefits from a large entertaining patio with access from the kitchen and garden room. Beyond is a lawned area with many flowering shrubs, an attractive summer house and a delightful pergola walkway. There is also power, light connected and an outside tap.
- Side gate gives access to the front garden with its large driveway providing multiple off-road parking.
- Double garage with two up and over doors, window to the side, a utility area with plumbing for washing machine, door to garden and internal door into the study.

Location

- Located near to the end of the boundary, a popular residential development accessible to Rushall (0.6 miles) with its excellent range of independent shops including a bakery, doctors' surgery, Primary school, post office/general store.
- Tunbridge Wells Central Station is 2.2 miles. The town offers a wide range of shopping facilities, independent shops and cafés in the High Street and famous Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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