



## The End House

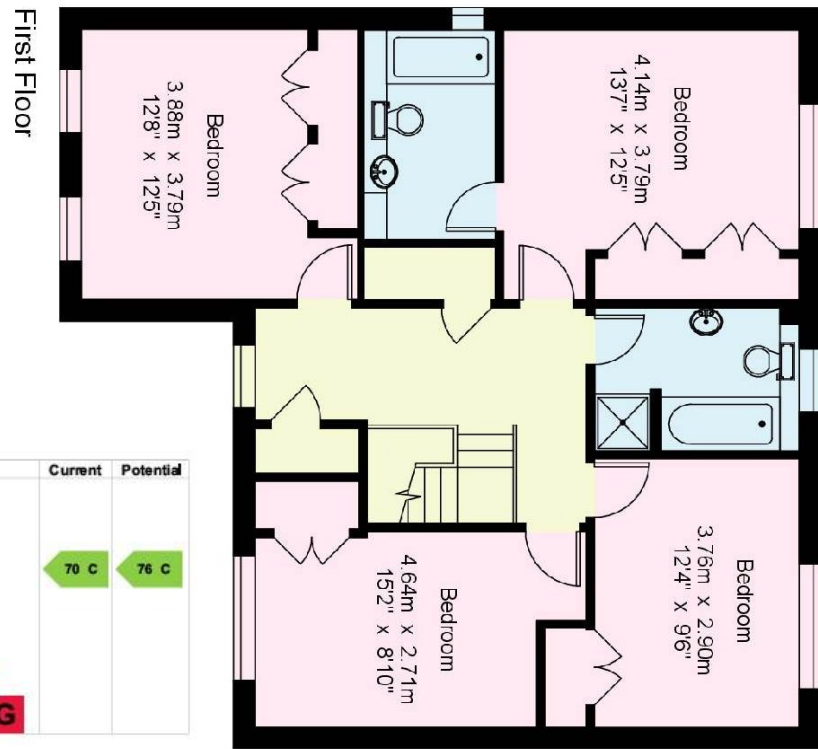
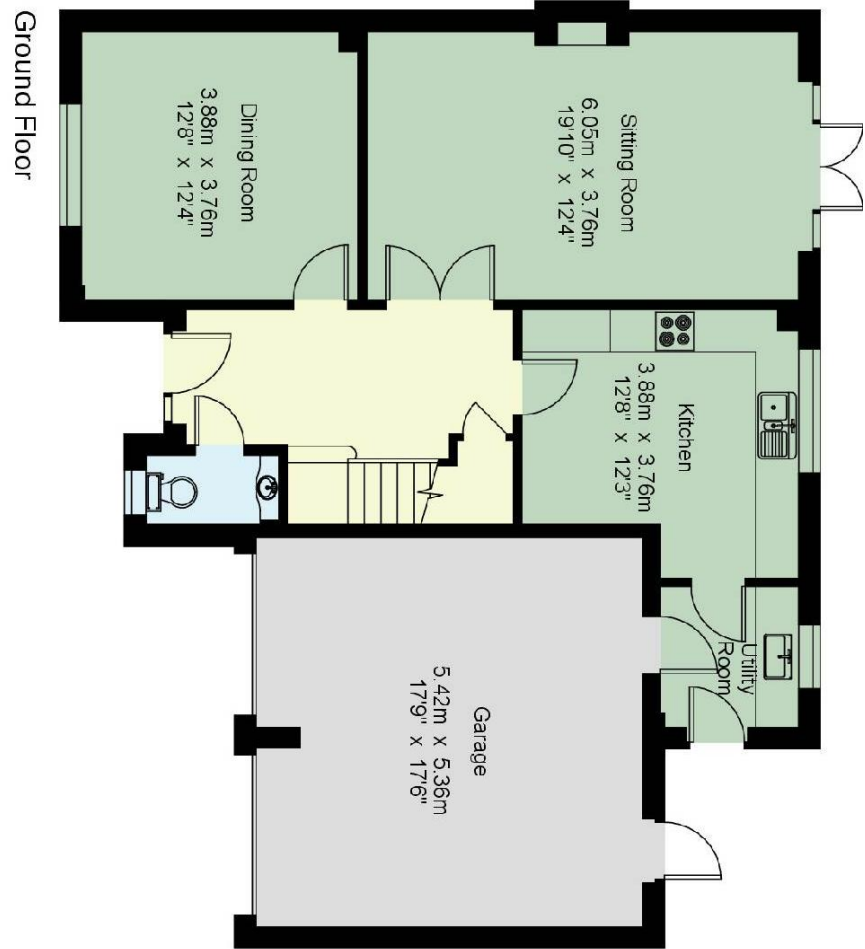
The Boundary, Langton Green, Tunbridge Wells, TN3 0YA

**SUMNER PRIDHAM**

One of two attractive detached family houses built by Berkeley Homes in 1993 and first time on the market since new. Features include beautifully presented accommodation, generous sized rooms and convenient location within walking distance to local shops, Primary School, and accessible to Tunbridge Wells with its mainline station and Grammar schools.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 4 Double Bedrooms, Ensuite Bathroom, Family Bathroom, Gas Fire Central Heating, Double Glazed Windows, Double Garage, 2 Car Drive, side access and Rear Garden.

**Guide price £895,000 Freehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### The End House

House - Gross Internal Area : 157.1 sq.m (1691 sq.ft.)  
Garage - Gross Internal Area : 29.7 sq.m (319 sq.ft.)

**SUMNER PRIDHAM**

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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.



## The End House, The Boundary, Langton Green, Tunbridge Wells, TN3 0YA



### Property Description

- ◆ A well designed detached family house with attractive elevations and benefitting from well-proportioned good sized rooms.
- ◆ Sought after location within walking distance to local independent shops, Doctors and within catchment area for Langon Green and Rushall Primary Schools.
- ◆ Beautifully presented and well maintained accommodation first time in the market since 1993.
- ◆ One of two properties built by Berkeley Homes.
- ◆ More recent improvements include a resin driveway continuing down the side of the house to a rear garden patio, both bathrooms and cloakroom were remodelled in circa 2018.
- ◆ Front elevation soffits and barge boards were upgraded to UPVC in 2019, and the front of the property was decorated in 2024.
- ◆ Electric car charge point installed.
- ◆ Recessed porch with outside carriage light.
- ◆ Front door leads into a generous sized hall decorated with moulded cornice and two ceiling roses, useful understairs storage cupboard and attractive multipaned glass doors to all the principal rooms.
- ◆ Cloakroom comprising low level WC, washbasin with cupboard beneath, chrome towel rail, coved ceiling and window to front.
- ◆ Double doors from hall lead into a well-proportioned sitting room with moulded cornicing and two ceiling roses, and dado rail.
- ◆ Attractive stone fireplace with wood burning stove and slate hearth, French doors lead out to a patio.
- ◆ Dining Room with moulded cornice and ceiling rose.
- ◆ Kitchen comprising extensive worktops and comprehensive range of cupboards, AEG appliances include integrated fridge and freezer, dishwasher and double oven, window above the sink with views out to the garden.



- ◆ Freestanding butchers block providing extra worksurface with shelving and wine rack beneath.
- ◆ Utility room range of worksurfaces, stainless steel sink beneath a casement window, fitted cupboards one housing Gas Fired Worcester Bosch boiler providing central heating and domestic hot water, door to garden, chrome towel rail and integral door to double garage.
- ◆ Staircase from the hall leads to a generous sized and attractive galleried landing with window to front, deep airing cupboard housing hot water tank and further store cupboard.
- ◆ Double bedroom 1 has a pretty outlook, pair of double wardrobes with panelled doors and coved ceiling.
- ◆ Ensuite bathroom comprising panelled bath with shower attachment, chrome towel rail, low level WC with concealed cistern, wash basin with cupboards beneath, illuminated mirror, tall storage cupboard and window.
- ◆ Double bedroom 2, two windows to the front with attractive outlook, two built in double wardrobes cupboards with panelled doors and coved ceiling.
- ◆ Double bedroom 3 with triple casement windows, built in store cupboard, and coved ceiling.
- ◆ Double bedroom 4, triple casement windows, wardrobes with panelled doors.
- ◆ Bathroom comprising panelled bath and separate walk in shower cubicle, low level WC with concealed cistern, washbasin with cupboards beneath, illuminated mirror, chrome towel rail, full height tiled walls and two air extractors.
- ◆ Double Garage: Two up and over doors plus internal door to the utility room, power and light connected, racked shelving and additional half glazed door out to the rear garden.

### Outside

- ◆ Set back from The Boundary and benefitting from a recently laid resin drive providing parking for 2 cars with outside lighting and electric car charge point, plus an area of garden with mature shrubs.
- ◆ Side gate and continuation of resin path leads to the rear garden with a resin surfaced patio.
- ◆ Two motion sensor security lights to side and rear of the property.
- ◆ The rear garden is laid mainly to lawn with mature shrubs and fenced boundaries .

### Practicalities

- ◆ Everest double glazed windows throughout.
- ◆ Gas fired boiler annually serviced and installed in 2018.
- ◆ Garage benefits from a dust prevention floor covering.
- ◆ The attic is partially boarded with ladder and light connected.
- ◆ Central heating system benefits from a nest thermostat and the property has a smart meter.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

