



8 Ironstones, Langton Green, Tunbridge Wells, Kent, TN3 0YD

Price Range: £825,000 - £850,000 Freehold

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Price Range: £825,000 - £850,000 A beautifully presented detached house in this small Cul de sac nesting between Langton Green and Rusthall, and just 2.6 miles from Tunbridge Wells station, The Common, and the historic Pantiles. There are local stores in both Langton Green and Rusthall, whilst Tunbridge Wells offers a multitude of coffee houses, restaurants, sports clubs and shops. There is a good range of local schools including the highly regarded Grammar Schools. Internally, this home offers spacious, light and bright accommodation with neutral colours and wood flooring to principle rooms. The through reception room opens into a large open plan space across the entire back of the house providing a large open plan family / dining /kitchen area, giving a sociable family space. There is a separate utility room, and an integral garage. A conservatory complements the downstairs accommodation and there are bifold doors to the garden which is landscaped and has a large lawn and leafy backdrop. There is a downstairs WC, whilst on the first floor is a family bathroom and en-suite to bedroom 1, plus 3 further bedrooms. We recommend an early viewing for this highly recommended home.

- Detached family home
- Cul de sac location
- 27' Kitchen / Dining Room
- Open plan through reception room
- Conservatory
- Downstairs WC
- Integral Garage
- 4 Bedrooms (1 ensuite)
- Family bathroom
- Off street parking
- Side access and large rear garden





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

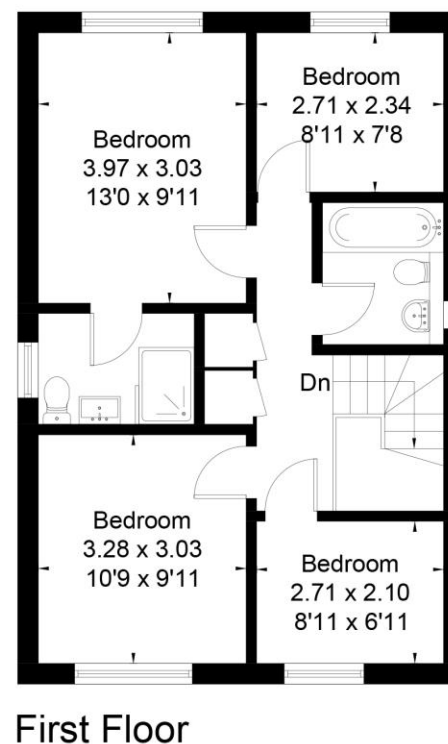
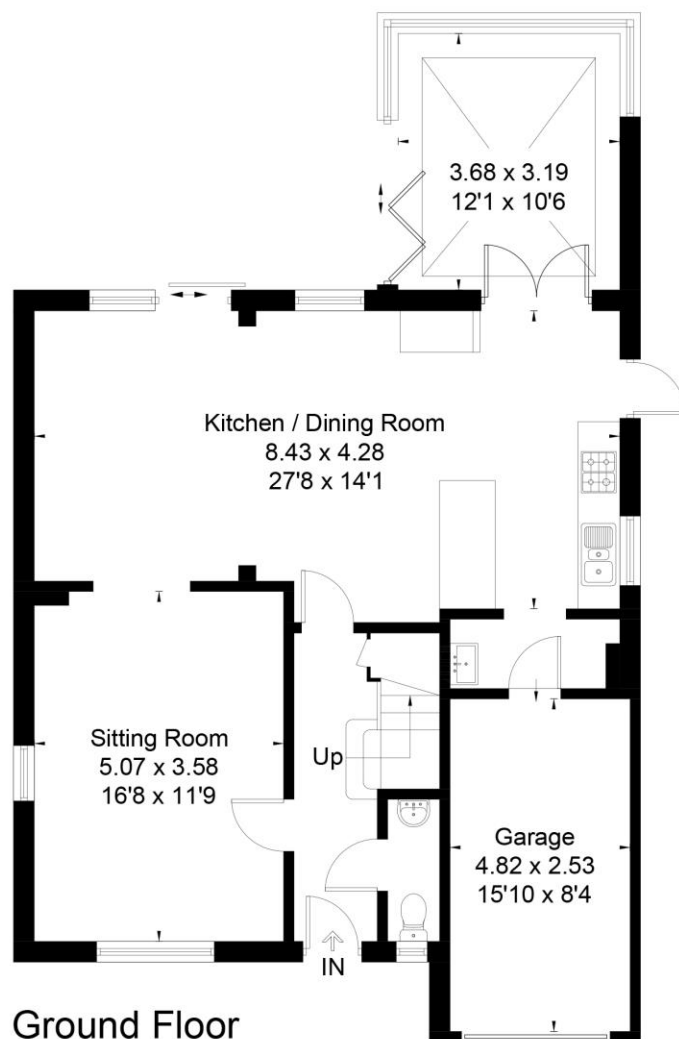
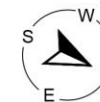
Additional Information:

Council Tax Band: F

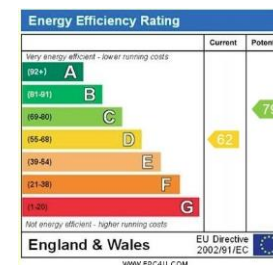


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Approximate Floor Area = 147.4 sq m / 1587 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93247



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