



25 Salisbury Road, Langton Green, Tunbridge Wells, Kent TN3 0ES

Price Range: £450,000 - £475,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Coming to the market with no onward chain is this excellent opportunity to secure a house 'priced to modernise' to one's own taste. Nestled in the heart of Langton Green and with the unusual benefit of parking via rear access to a garage in the rear garden. This semi-detached property dates from approximately 1910 and boasts a reception room to the front, dining room overlooking the rear garden, kitchen at the rear which opens to a rear lobby with downstairs cloakroom and further storage room. The lobby area has a skylight and a door to the garden. The first floor has three bedrooms and a bathroom.

There is a small front garden, side access and a good sized rear garden with garage at the rear, which is accessed from Third Street.

We recommend an early viewing for this exciting opportunity to create and remodel a home to one's own taste.

- No Onward Chain
- Priced for Modernisation
- 2 Reception Rooms
- Rear Lobby with Skylight
- Downstairs Cloakroom
- First Floor Bathroom
- 3 Bedrooms
- Garage and Garden







## LOCATION:

The property is situated off Langton Road in a cul-de-sac convenient for the villages' local amenities for day-to-day use and The Hare public house. There is the highly regarded Langton Green primary school (0.8 of a mile) and Holmewood House preparatory school (0.4 of a mile). Tunbridge Wells is about 2.6 miles to the east and here there are highly regarded secondary and grammar schools.

Tunbridge Wells affords comprehensive shopping and cultural facilities, together with a mainline railway station providing commuter services into London (Charing Cross and London Bridge) in about 50 minutes. The town also has the café culture and independent retailers in the High Street, Pantiles, together with the Royal Victoria Place shopping centre.

The area is generally well served by sport, leisure and recreational facilities, cricket, golf and tennis, alongside two theatres.

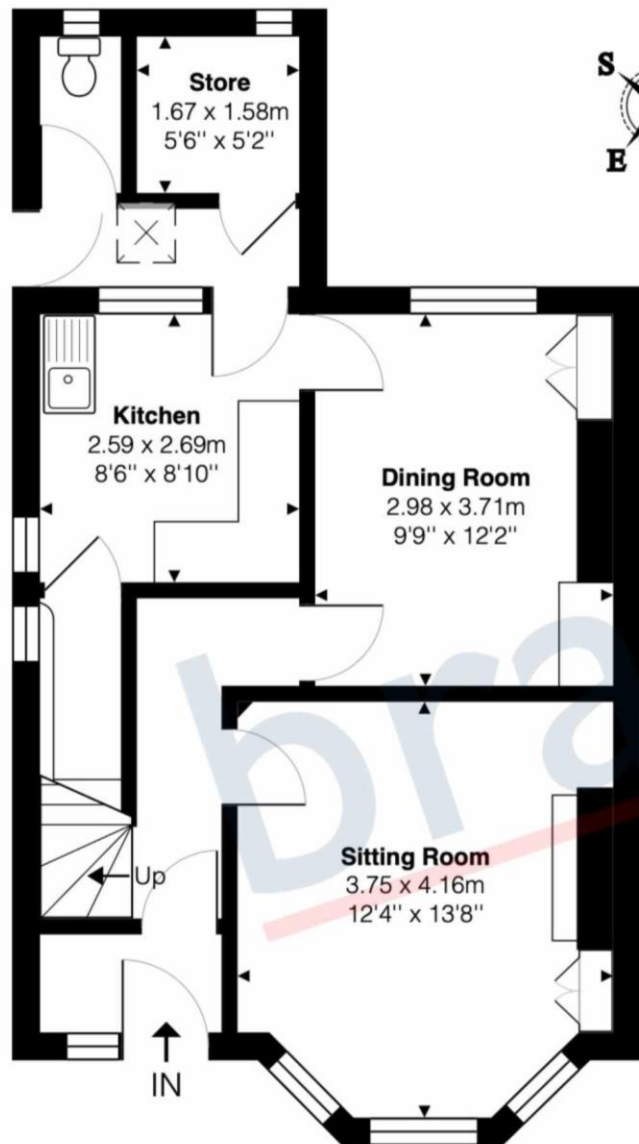
The coast is about 33 miles to the south and Gatwick about 20 miles to the west.

## Additional Information:

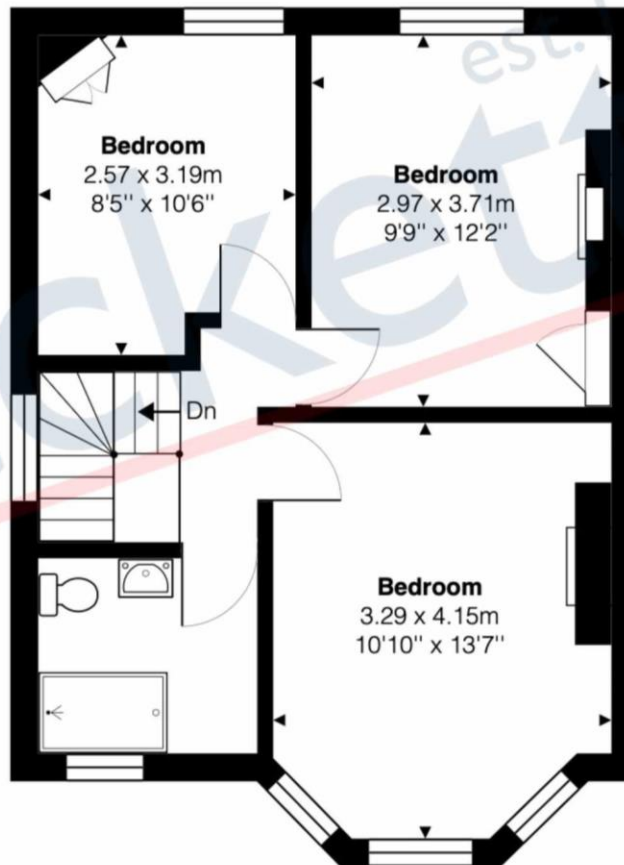
Council Tax Band: D



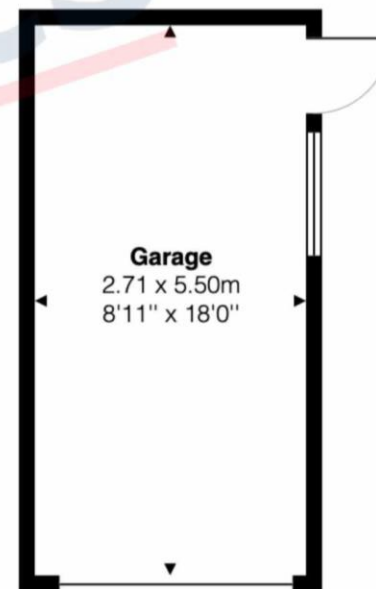
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Ground Floor



First Floor



Garage  
(Not Shown In Correct  
Location / Orientation)

Gross Internal Area Approx 93.2 sq m / 1003 sq ft

Garage Approx 14.9 m / 160 sq ft

Total Approx 108.1 sq m / 1163 sq ft

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 61      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |