



Alexandre Boyes



32 Great Footway, Langton Green, TN3 0DT



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Entrance Hall, Cloakroom, Sitting Room, Study/Play Room, Kitchen/Dining/Family Room, Utility Room, Five Bedrooms, Ensuite Bathroom, Family Bathroom, Shower Room, Double Garage, Large Terrace leading to Gardens with scope to extend further.

large terrace ideal for entertaining, overlooking the large garden, which backs onto fields and woodland. Shared ownership of nearby tennis court. Viewing highly recommended.

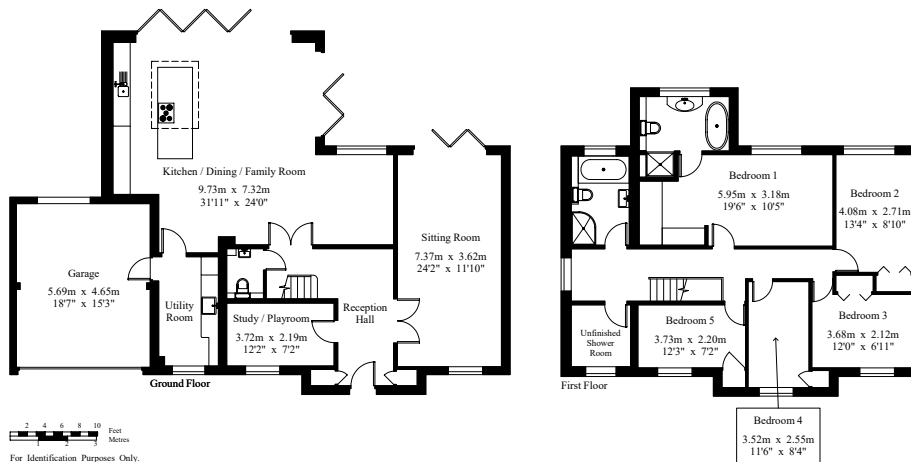
A beautifully appointed five bedroom family house, which we understand to be on the largest plot in the road, and located in this highly desirable location close to the village centre and village school. The property has been extended and completely refurbished to a very high standard to create a superb open plan kitchen/dining/family area with double-aspect doors opening onto a

Langton Green still retains many facilities one would hope to find such as The Hare Public House, local shops and the highly regarded primary school. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



32 Great Footway

Gross Internal Area | 147.9 sqm (12,668 sq.ft.)
(Including Garage)



A copy of the full Energy Performance Certificate is available on request.



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

