

STEPHEN JAMES
RESIDENTIAL



Leeds Road, Langley, ME17 3JQ



Leeds Road, ME17

An exceptional opportunity to acquire a versatile, detached two-storey building situated on a prominent residential road in the sought-after village of Langley. The property provides approximately 1,378 sq. ft. (128 sq. m.) of internal space.

Currently configured as a high-specification office, the property is set back from the road behind a spacious parking area capable of accommodating multiple vehicles. Internally, the ground floor comprises a large main office, further ground floor office, toilets, kitchen, and storage room. On the first floor, there are three offices, kitchen, and shower room with w.c. The property may be suited for a variety of commercial uses including offices, care, or children's nursery.

Ikonix House benefits from a history of planning approval for change of use into a four bedroom residential dwelling, offering significant uplift potential for developers or owner-occupiers. Please note there is no garden.

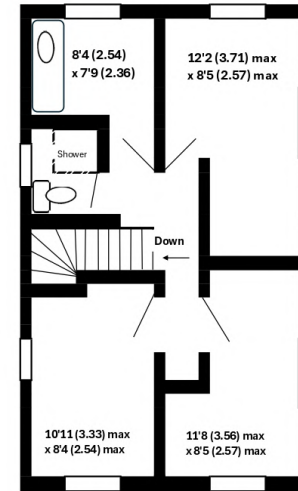
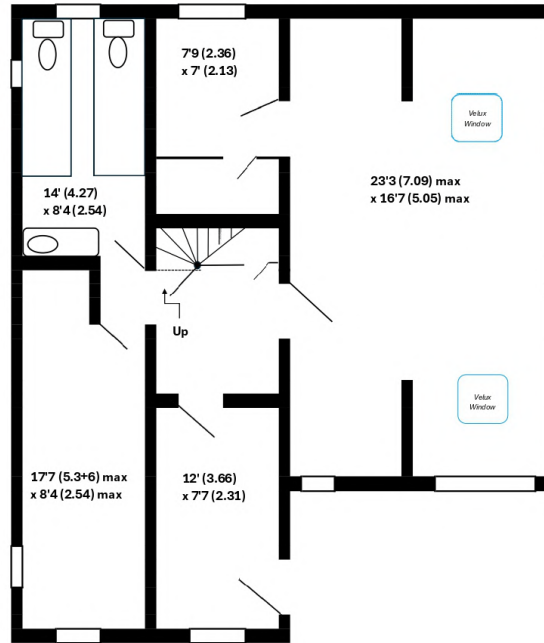
Located in the heart of Langley, the property enjoys the benefits of a semi-rural setting while remaining just minutes from the extensive shopping, leisure, and rail facilities of Maidstone.

Floor Plan



Leeds Road, Langley, Maidstone, ME17 3JQ

APPROX. GROSS INTERNAL FLOOR AREA 1378 SQ FT 128 SQ METRES





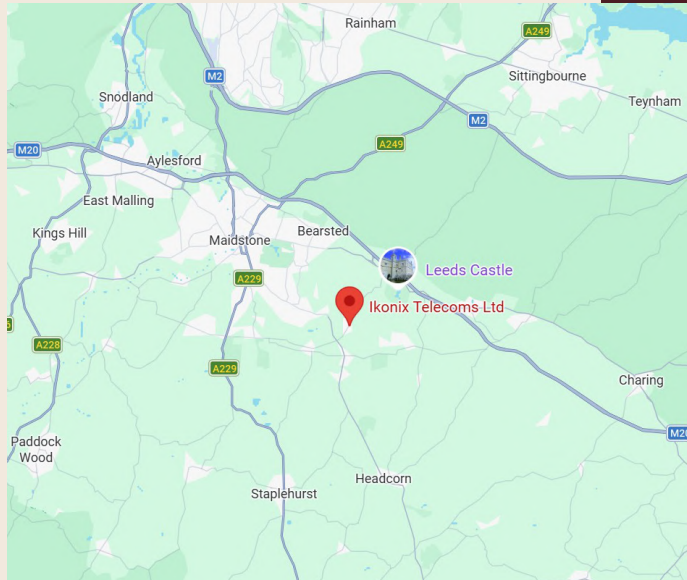
Location



ME17 3JQ

Energy Performance
Certificate (EPC)

EPC : D



Amenities



Hollingbourne Train Station
3 Miles

Bearsted Train Station
3.6 Miles

The Ridge Golf Club
1.5 Miles

Nearest Supermarket
1.7 Miles

Nearest Pub
0.6 Miles

Primary Schools

Sutton Valence Primary School (State), Ofsted: Good, 1.4 Miles
Leeds & Broomfield Church Of England Primary School (State), Ofsted: Good, 1.3 Miles
Kingswood Primary School (State), Ofsted: Good, 1.7 Miles

Secondary Schools

Sutton Valence School (Independent) 1.5 Miles
Snowfields Academy (State), Ofsted: Outstanding, 3.6 Miles
New Line Learning Academy (State), Ofsted: Good, 2.9 Miles

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