



Wickham Gardens, Rusthall, Tunbridge Wells,  
Kent

**KMJProperty**  
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Well Presented

3 Bedrooms

Low Maintenance Garden

Potential to Create a Drive (stp)

Overlooking Allotments

EPC C, Council Tax C

This 3-bedroom, family home is situated in the village of Rusthall.

Within walking distance of the property, you will find a selection of local businesses including a bakery, butchers, hardware store and health shop.

There is also a reliable bus route that runs every 8 minutes into Tunbridge Wells where you will find a variety of fantastic restaurants, cafes, and shops, in addition to reputable secondary and primary schools.

Approaching this property there is a gated front garden which has potential to be converted into a driveway subject to planning permission.

Entering the property, you are greeted by a porch creating the perfect space to store coats and shoes. The well-presented lounge benefits from a large floor to ceiling window filling the room with an abundance of light. Separated by an archway, subtly segregating the open plan area, you will pass the dining room which has lots of natural light through the French doors. The kitchen has been beautifully renovated in 2020 and has built in storage under the stairs and integrated appliances including a compact tumble dryer in a built in cupboard.

The first floor of the property offers 2 double bedrooms that overlook the allotments and a single bedroom as well as an airing cupboard and a modern bathroom benefitting from a bath with a shower over.

The low maintenance garden is a combination of patio and decking creating an ideal space for BBQ's, al fresco dining and hosting guests for those who like to entertain.

**MORE PROPERTIES REQUIRED IN ALL AREAS**



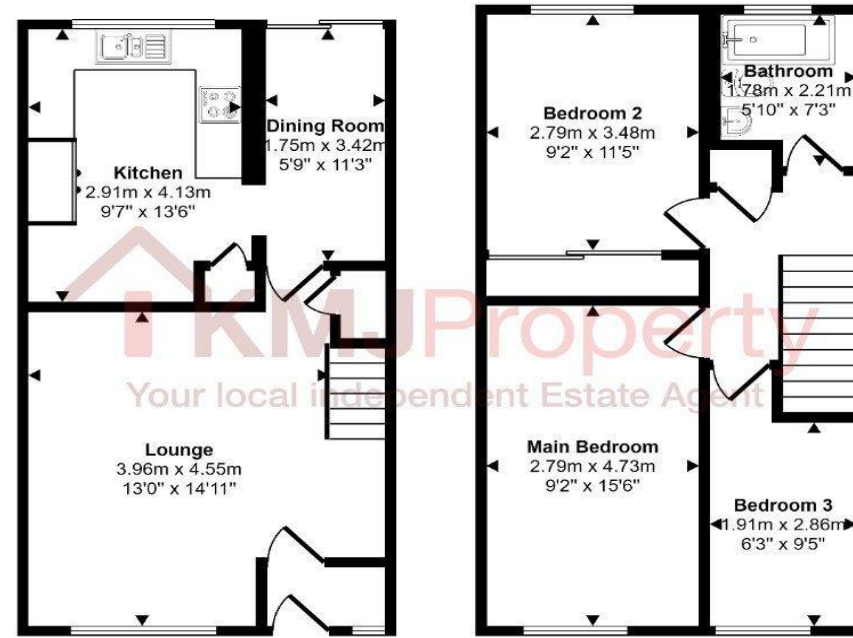




## Notes

What3Words - ///rocked.fattening.shoulders From our office in Rusthall, proceed along Rusthall Road and at the staggered crossroads turn left into Lower Green Road, turn right into Shirley Gardens, take the second right to stay on Shirley Gardens. Turn right into Wickham Gardens and the property will be found on your right hand side.

Council Tax Band C - Freehold



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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