



Hill View Road, Rusthall, Tunbridge Wells, Kent

<https://expert-preview.onthemarket.com/details/13719317>



Extended Family Home

Semi Detached

4 Bedrooms

Bay Fronted

Council Tax Band- C, EPC D

2 Reception Rooms

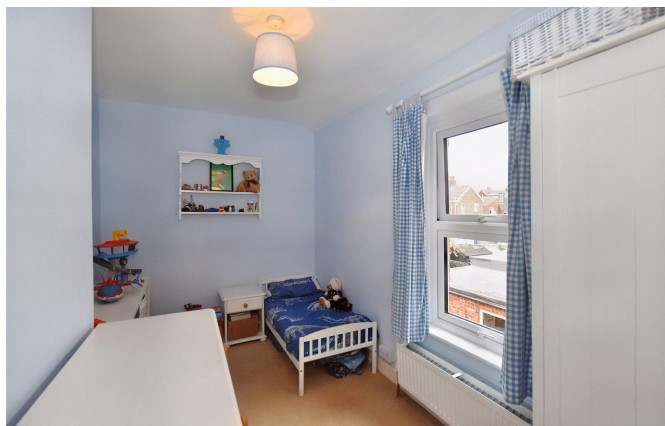
Kitchen & Utility Area

Low Maintenance Garden

Well Presented

Just on the outskirts of Tunbridge Wells in the popular village of Rusthall sits this delightful 4 bedroom semi-detached family home. The accommodation, which spans 3 floors offers a bay fronted lounge with feature fireplace, dining room with wood flooring and under-stairs storage, from the dining room is the kitchen which offers space for a dishwasher, fridge freezer and range style cooker. Through the kitchen is the internal lobby which in turn gives access to the rear garden and the utility room/downstairs cloakroom. On the first floor there is the master bedroom, the family bathroom and bedroom 4. Up on the second floor are bedrooms 2 and 3. To the front of the property is a small, slate covered, low maintenance garden and the property is fronted by a dwarf wall. To the rear of the property is the garden enclosed by fencing and offering a paved patio area and artificial lawn area, creating a lovely space for summer entertaining and alfresco dining. The property sits within easy reach of Rusthall's thriving High Street, which benefits from a butchers, bakers, library, chemist, hardware store, 2 general stores etc as well the village primary school. Situated approximately 2 miles West of Tunbridge Wells, Rusthall is within easy reach of the Town Centre and the abundance of shops, restaurants, bars and schools that Tunbridge Wells has to offer, shops range from supermarkets, well known chains down to independent tea rooms and boutique shops. The shopping experiences are varied from the Royal Victoria Shopping Centre, down to the High Street and on through to the famous Pantiles. Tunbridge Wells can be reached by car, bus (the 281 runs approximately every 12 minutes during the day) or on foot. There is also a mainline station which provides direct services to London and the Coast.

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

What3Words -///drops.wrong.ruling From our office in Rusthall High Street, proceed through the village and turn right into Hill View Road and the property will be found on the left.

Council Tax Band C - Freehold



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 Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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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