



Southwood Road, Rusthall, Tunbridge Wells TN4 8SP



 **KMJProperty**
Your local independent Estate Agent

- 3 Bedrooms
- Semi-Detached House
- Rusthall Village Location
- Open Plan Kitchen/Diner
- Upstairs Bathroom
- Two-Tiered Garden
- ****NO CHAIN****
- Under-stairs Storage

Located in the popular village of Rusthall is this charming, semi-detached 3 bedroom property requiring some work

Bordered with mature shrubs and a picket fence, this property offers a front garden and canopy porch, providing an idyllic family home from the outset.

Just inside the porch you will find yourself in an entrance hall where there is built-in storage under the staircase.

Overlooking the front garden is the living room, offering a feature fireplace and built in storage around the chimney breast.

Towards the rear of the property is the open plan kitchen/diner benefitting from a variety of wall mounted and floor level storage in addition to some integrated appliances.

The first floor of the property comprises three bedrooms and a family bathroom with a shower over the bath.

To the rear of the property is the garden boasting a decked area overlooking the lawn section of the garden creating an ideal configuration for family BBQs and summer entertaining.

Rusthall village boasts an abundance of amenities including independent butchers, bakers, hardware store and health shop. In addition to this there is a reliable bus service that runs into Tunbridge Wells Town centre every 12 minutes where you can benefit from the array of pubs, bars and restaurants that Tunbridge Wells has to offer.

Tunbridge Wells is renowned for its reputable selection of Primary and Secondary schools.

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

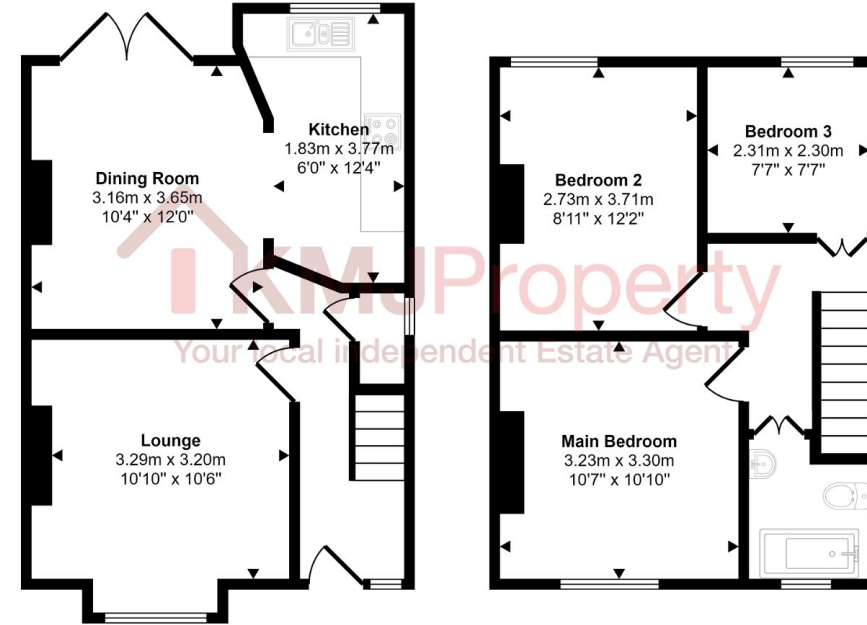
Council Tax: C

Tenure: Freehold

Directions

From our office in Rusthall High Street, proceed through the village and turn right into Southwood Road, the property will be found on the right hand side.

Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 36 sq m / 392 sq ft

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.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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