



 KMJProperty
Your local independent Estate Agent

Meadow Road, Rusthall, Tunbridge Wells

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Newly Refurbished

End Of Terrace

2 Double Bedrooms

Rusthall Village Location

Rear Garden

Welcome to this beautifully presented, newly refurbished, 2 double bedroom, end of terrace property. Approaching the property reveals convenient on street parking directly outside the home, a paved walkway and a small front garden. Stepping into the property you are presented with the lounge projecting a homely atmosphere with the working featured fireplace. This area not only provides a cosy feel but also beams natural light due to the new UPVC sash double windows. Through the living room door you are welcomed into the sophisticated dining room providing built in storage and another fireplace. Entering through the dining room the modern fitted kitchen benefiting from a range of wall mounted and floor level storage options. The kitchen boasts a great space for creating your favourite dishes and entertaining your friends. Moving onto the first floor on your left proudly stands the main bedroom. The large sash windows opens up the space giving it a spacious airy feel. The second bedroom is located just down the landing, easily fitting a double sized bed, storage space and a desk. Lastly moving along to the end of the landing situates the bathroom. Offering a separate shower and bath allowing the best of both worlds. The large window also compliments the amount of space available. Heading back to the ground floor and out of the kitchen situates the rear garden. This is offering decking and lawn, allowing ample opportunity for renovating and upgrading. Located in the heart of Rusthall Village, this property is in the prime location for accessing Rusthall's many amenities. The village offers a number of local business such as a hardware store, bakery, butchers, primary school, library, chemist and cafe. There are also a variety of takeaway cuisines, a chemist, convenience store, and church. There is a reliable bus service that runs from the village into Tunbridge Wells Town Centre every 12 minutes providing access to the many pubs, restaurants and shops that Tunbridge Wells has to offer. Tunbridge Wells also boasts a selection of reputable secondary and primary schools making this the ideal place for families and professionals alike.

MORE PROPERTIES REQUIRED IN ALL AREAS



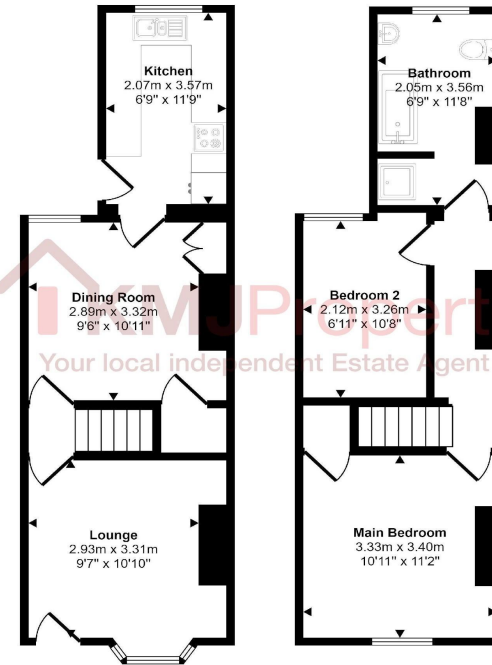


Notes

With our office on your left, proceed down the High Street. Take the second right, the property will be on your right.

Council Tax Band C - Freehold

Approx Gross Internal Area
69 sq m / 739 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 34 sq m / 363 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.

Energy Efficiency Rating

	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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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