



Meadow Road, Rusthall, Tunbridge Wells



 **KMJProperty**
Your local independent Estate Agent

- 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.

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: C

Tenure: Freehold



	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		

AGENT NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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WELLS