



Cranwell Road, Tunbridge Wells



 **KMJProperty**  
Your local independent Estate Agent

- Council Tax Band: B
- EPC: D
- CHAIN FREE
- Upstairs Bathroom
- Kitchen Island
- Open Plan Living
- Front and Rear Garden
- Rusthal Village Location

Located in the heart of Rusthall Village is this 3 bedroom terraced property.

Approaching the property, you are greeted with a lovely front garden laid to lawn and bordered with a low level brick wall. The property benefits from a porch, ideal for storing coats and shoes, away from the living area.

As you walk in you are welcomed by a large open space, with the open plan kitchen/diner/living space, boasting a kitchen island.

This space is ideal for hosting parties, feeling cosy on the sofa or cooking your favourite dish. This open plan area is flooded with light from the double doors nicely leading out to the rear garden.

Ascending to the first floor there are 2 double bedrooms, a single bedroom and a family bathroom.

Heading back downstairs and through the patio doors you are reminded of the long private rear garden, paired nicely with patio and grass.

With this property being a blank canvas it really does allow you to make this property your own.

Rusthall benefits from an abundance of local independent shops such as a butchers, bakers, chemist, 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 will find an array of pubs, bars, restaurants and a selection of shops.

This Village also offers a primary school and church, providing the perfect place for children and families to grow up in. Its the perfect location to be away from the fast paced Tunbridge Wells with all the essentials still near.

**MORE PROPERTIES REQUIRED IN ALL AREAS**



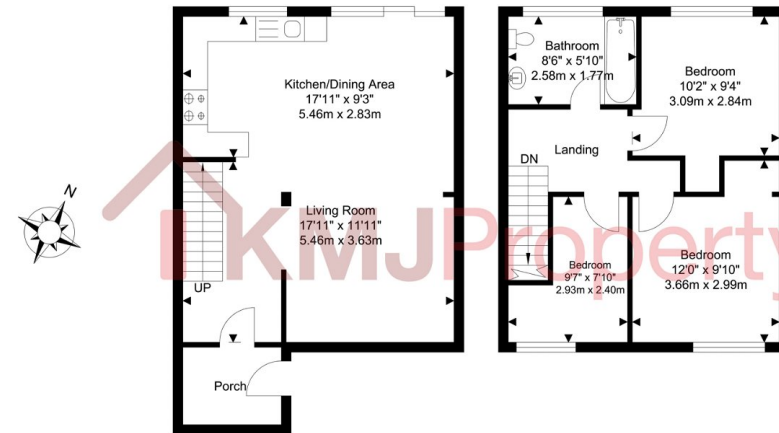


## Notes

With our Rusthall office on your right, proceed up the high street. Turn left onto Lower Green Road. Turn right onto Cranwell Road after the old Fire Station, proceed down the road, the property will be on your left.

Council Tax: B

Tenure: Freehold



Ground Floor  
Approximate Floor Area  
420.86 SQ.FT.  
(39.10 SQ.M.)

First Floor  
Approximate Floor Area  
385.45 SQ.FT.  
(35.81 SQ.M.)

TOTAL APPROX FLOOR AREA 806.32 SQ.FT. (74.91 SQ. M.)  
For Identification Purposes Only.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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GOLD WINNER  
ESTATE AGENT  
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01342 833333



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OF INDEPENDENT  
AGENTS

Tunbridge Wells

Crowborough

Forest Row

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PROPERTY  
AWARDS  
2022  
★★★★★  
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WELLS