



Woodside Road, Tunbridge Wells, Kent



**KMJProperty**  
Your local independent Estate Agent



- Council Tax Band B
- Rear Garden
- 2 Double Bedrooms
- Beautifully presented throughout
- Upstairs Bathroom

Approaching the property, you are provided with on street parking.

Upon entering there is an entrance hall perfect for storing all your coats and shoes after a long day.

The ground floor comprises; a light and airy living room space, boasting a feature chimney breast, plenty of shelving and storage units, and a fresh dining room creating the perfect atmosphere for hosting or sitting down for a meal with family.

The modern kitchen compromises beautifully finished wooden counter tops, ample over head and lower storage and sleek integrated appliances as well as deep butler kitchen sink.

Moving onto the first floor there are two double bedrooms both with feature fireplaces, built in storage and large windows offering natural light. Complementing the bedrooms is the beautifully unique modern family bathroom paired perfectly with an over bath shower, tiles and fireplace.

This property benefits from a low maintenance tiered rear garden which can be accessed from the backdoor provided in the kitchen and is paired nicely with a garden shed.

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 including the main line station. Tunbridge Wells also boasts a selection of reputable secondary and primary schools making this the ideal place for families and professionals alike.

Council tax band: B

**MORE PROPERTIES REQUIRED IN ALL AREAS**





## Notes

Starting at our Tunbridge Wells Office

Turn right onto High St  
30 Yards

Turn left onto Harmony St  
0.5 Miles

Turn left onto Harmony St  
110 Yards

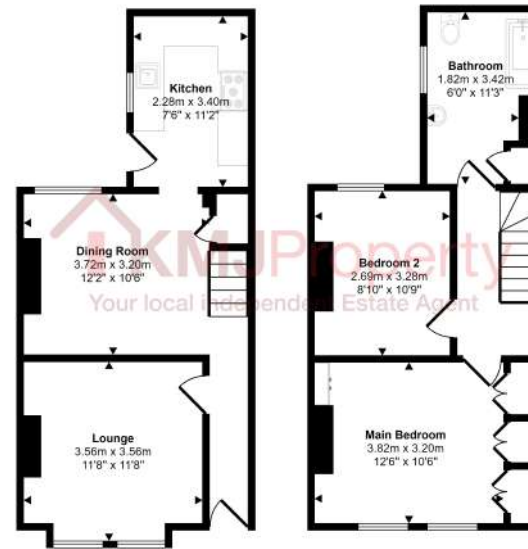
Turn right onto Woodside Road  
270 Yards

The destination is on your right  
100 Yards

Council Tax: B

Tenure: Freehold

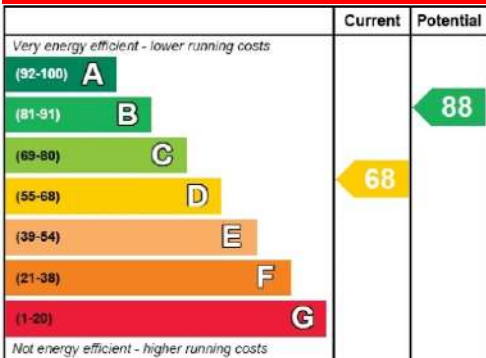
Approx Gross Internal Area  
76 sq m / 821 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft

First Floor  
Approx 38 sq m / 410 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.



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