



Spring Gardens, Burdett Road, Tunbridge Wells,
TN4 8RS



 **KMJProperty**
Your local independent Estate Agent

- Garden

- Driveway

- 2 Double Bedrooms

- Rusthall Village

- Council Tax Band C

This well presented, 2 bedroom, terrace house is situated in the heart of Rusthall. Approaching this property you will notice a long front garden paired nicely with a walk way and a garden shed. In addition this space provides off road parking.

Entering the property you step into the bright spacious lounge area offering a welcoming space after a long day.

Heading through the lounge into the kitchen with plenty of lower and upper storage for all the kitchen necessities, and the perfect space to dine and enjoy your meals.

Straight through the kitchen is the versatile utility area. Ad joining the utility space is the family bathroom which provides an over the bath shower and storage space.

Ascending upstairs provides 2 double bedrooms, both with large windows and plenty of built in storage space.

Nestled in the village of Rusthall, which offers a hardware store, 2 general stores, a bakers, butchers, chemist, library and a primary school. Rusthall is situated within Tunbridge Wells, which offers additional amenities including esteemed educational institutions, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar, among others plus a diverse shopping experience, the Royal Victoria Place Shopping Centre and the charming boutiques of Tunbridge Wells High Street are within easy reach. The mainline station in Tunbridge Wells also offers services to London and the Coast.

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Starting at our Tunbridge Wells office

Turn left onto High St
30 Yards

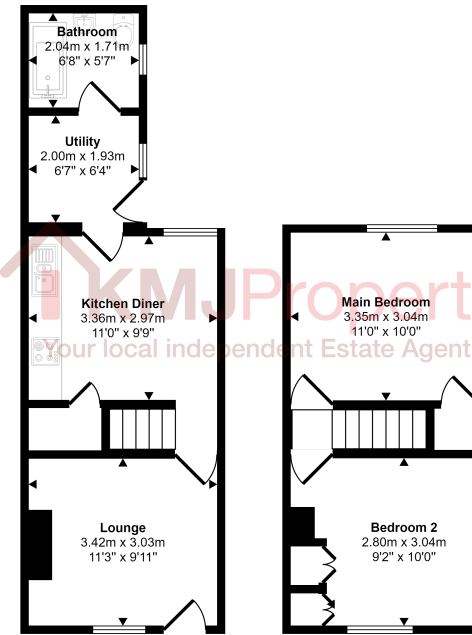
Turn left onto Gladstone Road
120 Yards

Arrive at the destination
130 Yards

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area
57 sq m / 610 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft

First Floor
Approx 24 sq m / 261 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 Shappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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