



Grange Road, Tunbridge Wells, TN4 8PU



  
Your local independent Estate Agent

- Rear Garden

- 3 Bedrooms

- Modern

- Semi Detached

- Newly refurbished

A recently refurbished semi detached 3 bedroom property.

Entering the property your are welcomed into the sleek, modern kitchen area, supplied with sleek counter tops, plenty of overhead storage and built in kitchen appliances.

To the left of the entrance is the stylish family bathroom providing a large enclosed shower.

The property offers a spacious lounge/dining area paired with 2 large windows allowing the light to beam in, showing off the rooms fullest potential.

Ascending upstairs a large landing area stands, providing the perfect entrance to each bedroom as well as a built in storage cupboard tucked away, The first floor boasts 2 double bedrooms and a third bedroom all beaming with natural light.

This property is the perfect opportunity for first time buyers looking to move straight in and make a house a home.

To the rear of the property is the rear garden, supplied with fencing either side allowing privacy and a large amount of lawn area perfect for those hot summer days.

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 shops and 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 C

**MORE PROPERTIES REQUIRED IN ALL AREAS**





## Notes

Starting from our Tunbridge Wells Office

Turn right onto High St  
30 Yards

Turn Left onto Bretland Road  
0.3 Miles

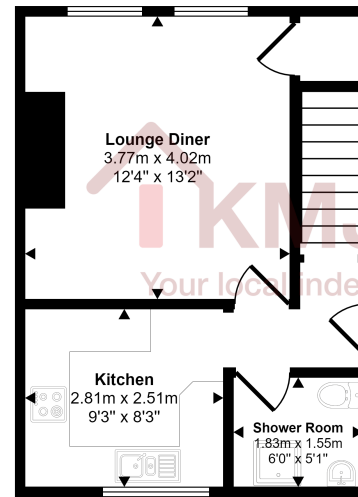
Bear right onto Grange Road  
0.3 Miles

The destination is on your left  
130 Yards

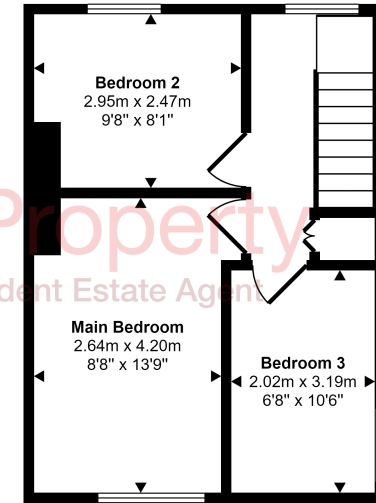
Council Tax: C

Tenure: Freehold

Approx Gross Internal Area  
65 sq m / 701 sq ft



Ground Floor  
Approx 32 sq m / 346 sq ft



First Floor  
Approx 33 sq m / 355 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.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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Crowborough

Forest Row

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PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN TUNBRIDGE  
WELLS