



Erskine Park Road, Rusthall, Tunbridge Wells,



 **KMJProperty**
Your local independent Estate Agent

- Front and Rear Garden
- Parking
- 3 Bedrooms
- Conservatory
- Upstairs Bathroom

Arriving at the property you are greeted with a front garden and paved walkway welcoming you into the property and parking directly outside.

As you enter the property you are presented with an entrance hall providing the perfect area to store all your coats and shoes.

To the left stands the well-presented lounge benefiting from a bay window filling the room with an abundance of light and a feature fireplace with logburner.

As you continue through the ground floor the open plan kitchen/dining area with a beautifully presented archway separating the two slightly and a feature fireplace. This is the perfect atmosphere for hosting and creating some well deserved family time.

The kitchen boasts plenty of storage space and interrogated appliances.

Leading from the dining area, patio doors open to the versatile conservatory allowing a great space for entertaining . The conservatory gives access to the long spacious lawn rear garden.

Ascending to the first floor there are 2 double bedrooms both with feature fireplaces and built in storage, plus a family bathroom, which includes a separate shower and bath creating a relaxing oasis to wind down in after a long day.

Moving forward onto the second floor is the 3rd double bedroom providing built in storage.

The low maintenance garden is a combination of patio and decking creating an ideal space for BBQ's, alfresco dining and hosting guests for those who like to entertain.

Rusthall offers a range of amenities and shops, including butchers, bakers, library, chemist, post office, primary school etc. In addition to this there is a reliable bus service that runs into Tunbridge Wells Town centre every 12 minutes where you can benefit from the array of pubs, bars and restaurants that Tunbridge Wells has to offer. Tunbridge Wells is renowned for its reputable selection of Primary and Secondary schools and a mainline station

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Starting at our Tunbridge Wells office:

Turn Left onto High Street
30 Yards

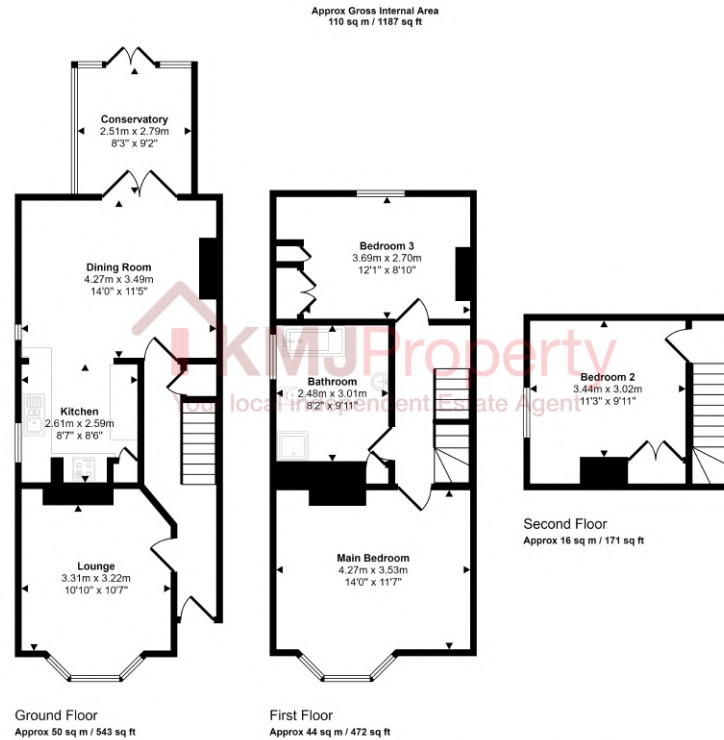
Turn right onto Erskine Park Road
190 Yards

Turn right onto Erskine Park Road
170 Yards

The destination is on your left
30 Yards

Council Tax: D

Tenure: Freehold



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) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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