



Erskine Park Road, Rusthall



  
Your local independent Estate Agent

- Good sized Garden
- Double Glazing
- 3 Bedrooms
- Upstairs bathroom
- Awaiting Probate
- Council Tax Band C
- 
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Approaching the property you are welcomed by a small front garden.

Upon entering the property you are greeted by a hallway with the stairs opposite the front door. To the right is the living room with feature fireplace, directly in front is the recently fitted kitchen and at the back right of the property is a separate dining room with doors out to the substantial rear garden.

On the first floor you are presented with 3 Bedrooms and a modern family bathroom.

The village of Rusthall offers a range of shops and amenities including 2 general stores, butchers, bakers, hardware store, post office, chemist, library and primary school etc. The local bus service offers a regular service to Tunbridge Wells which offers a wider range of shops, amenities, restaurants, bars etc, as well as the mainline station offering services direct 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

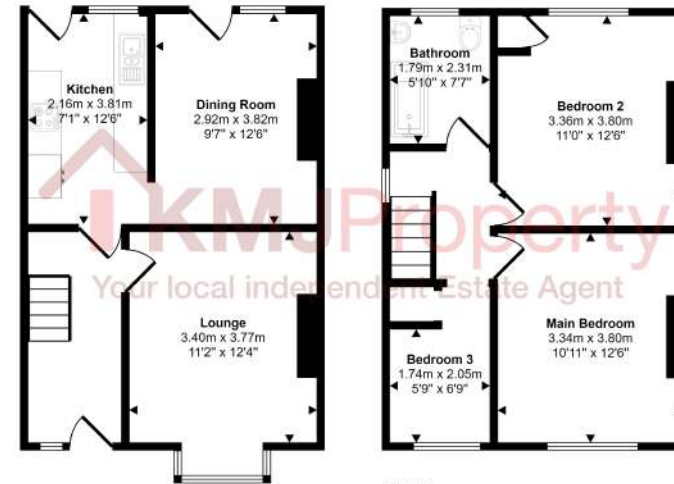
Turn right onto Erskine Park Road  
190 Yards

The destination is on your left  
80 Yards

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft

First Floor  
Approx 41 sq m / 439 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>		83
(69-80) <b>C</b>		
(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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01892 515188

01342 824824

01342 833333

2023

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AGENTS

Tunbridge Wells

Crowborough

Forest Row

BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT  
IN TUNBRIDGE  
WELLS