



High Street, Rusthall, Tunbridge Wells, TN4 8SG




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- Driveway
- 3 bedrooms
- Semi Detached
- Open Plan living area
- Council Tax Band C

This beautifully presented, 3 bedroom, semi-detached property, creates the perfect family home for anyone looking to reside in the heart of Rusthall Village or within a ten-minute drive of Tunbridge Wells.

Approaching the property, you are greeted with a wide driveway, providing ample space for two cars, eliminating the need for parking on the road. Upon entering the property, you are welcomed by a generous entrance hall, offering plenty of space for storage of coats and shoes.

To the front of the property is the lounge area, boasting a box bay window which helps to create a spacious and homely feel to this family area. The living space flows seamlessly through to the open plan kitchen/diner creating the perfect blend of comfort and relaxation; this wonderfully proportioned area is perfect for hosting dinner parties or enjoying some R&R after school time. The kitchen provides several luxuries, for example, LED lighting, a breakfast bar and a variety of integrated appliances and pantry. Located via the kitchen is a utility space that can also be accessed via the front and rear of the property; this provides the opportunity for additional storage, utility appliances and a backdoor entrance which is useful for bringing in pets to avoid muddy pawprints!

Additionally, this open plan space offers further versatility with large patio doors leading out into the rear garden.

The garden provides both lawn and decking, creating the ideal space for entertaining. Also in the garden is a work-from-home space which has been insulated and hard-wired, providing an excellent opportunity for those who work remotely.

Ascending the stairs to the first floor of the property, this floor comprises two double bedrooms and a single bedroom. All three of the bedrooms benefit from large windows, with ample space for storage and shelving units. Also located on the first floor is the family bathroom, boasting a free-standing bath in addition to a spacious shower cubicle, creating the perfect oasis to relax after a long day.

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 businesses such as a hardware store, bakery, butchers, library, chemist and cafe. There are also a variety of takeaway cuisines, a convenience store, and church. There is a reliable bus service that runs from the village into Tunbridge Wells Town Centre every 15 minutes, providing access to the many pubs, restaurants and shops that Tunbridge Wells has to offer. This property is just a minute's drive away from the high street of Rusthall and is walking distance from the Tunbridge Wells Pantiles.

This property falls within the catchment area for several primary schools including Rusthall, Langton Green, Speldhurst and Bishops Down, of which Langton Green and Speldhurst are rated 'Outstanding' by Ofsted.

MORE PROPERTIES REQUIRED IN ALL AREAS





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Notes

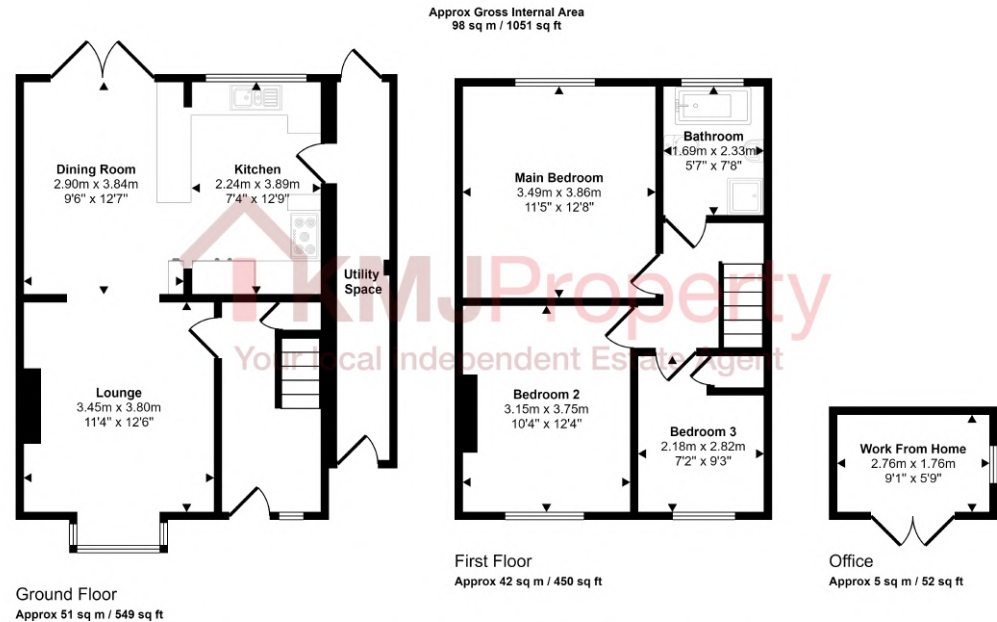
Starting At our Tunbridge Wells Office

Turn left onto High St
30 Yards

The destination is on your right
260 Yards

Council Tax: C

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		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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