



21 Gladstone Road, Rusthall, Tunbridge Wells,
Kent



 **KMJProperty**
Your local independent Estate Agent

- Victorian Terrace
- Rear Garden
- 2 Double bedrooms
- Village Location
- Upstairs Bathroom
- Village Location

Approaching this lovely Victorian terrace property you are greeted by a charming picket fence.

Upon entering you step into the beautifully presented lounge, complete with a feature fire place and wood burner, convenient wall shelving and storage cupboards.

Through the lounge you are welcomed into the dining room area featuring with a feature fireplace within an exposed brick chimney, making this the ideal space to host dinner parties or enjoy some well deserved family time.

The dining room leads you into the kitchen providing ample lower and upper storage, sleek oak counter tops, integrated kitchen appliances and a door leads you into the rear garden.

Heading back through the property and proceeding to the first floor there are 2 double bedrooms and the family bathroom. Both bedrooms offer built in storage/wardrobe space.

The family bathroom provides the convenience of a separate bath and shower cubicle allowing you to take advantage of both. Directly outside the bathroom leading into the hallway is an ideal storage cupboard. The loft hatch gives access to the loft space, giving ample space for storage and the potential of being able convert in the future (subject to the usual planning consents).

The rear garden consists of a paved lower area perfect for garden furniture, a good sized lawn area, and paved stepping stones leading you directly to the top of the garden which nicely provides a garden shed and additional paved area.

The property faces South West so is flooded with natural light throughout the day.

There is access to the rear of the property across the neighbouring properties and likewise the neighbours have access across the the rear of yours, although in practice this is generally only used for bin day.

Nestled in the popular village of Rusthall, the property has easy access to all the amenities the village has to offer, which include; butchers, bakers, 2 general stores, hardware store, chemist, library, post office, doctors, dentist,

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Starting at our Tunbridge Wells Office

Turn left onto High St
30 Yards

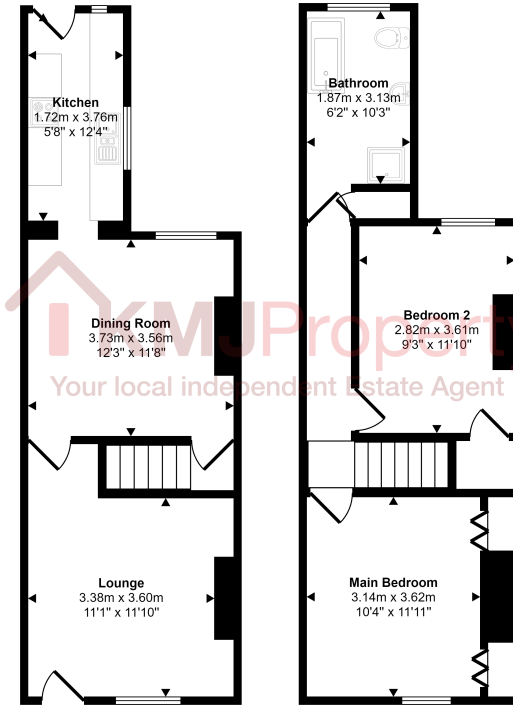
Turn right onto Gladstone Road
120 Yards

The destination is on your left
80 Yards

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 39 sq m / 421 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) 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		

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