



Southwood Road, Rusthall, Tunbridge Wells TN4 8SL



 **KMJProperty**
Your local independent Estate Agent

- 3 Bedrooms
- Semi Detached
- Under Floor Heating
- Double Glazed Windows
- Insulated Loft
- Rear Garden
- Council Tax Band C
- Integrated Appliances

Arriving at the property you are greeted with a small private paved front garden and a paved walkway leading you directly to your front door and the rear garden.

Entering the property the lounge is on the left providing a large double glazed bay window flooding the room with natural light, a beautiful fireplace with a fully functioning wood burner, wood flooring and fitted wooden blinds. This space boasts the perfect environment for cosy nights in and welcoming visitors. Heading back through to the entrance hall and directly into the dining area where you are presented with a versatile open space conveniently paired with a large storage cupboard, further feature fireplace with wood burner and access to the kitchen.

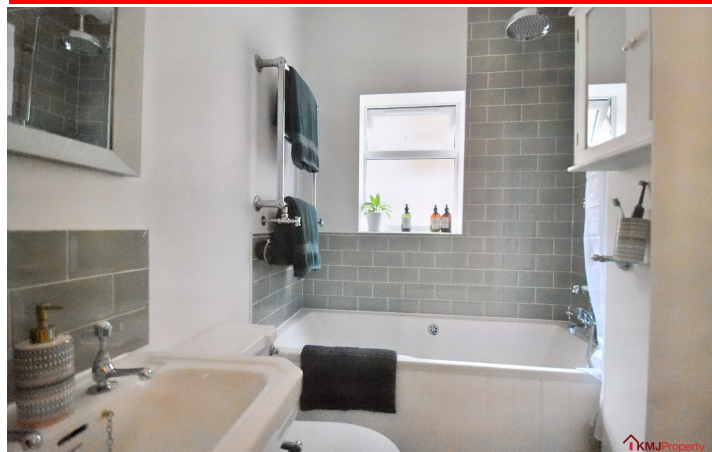
Moving into the kitchen you are provided with plenty of upper and lower storage, sleek spacious oak counter tops, partly tiled splash back walls, butler sink, built in shelving and integrated appliances including a built in Dishwasher, Washing Machine, Tumble Dryer, Range Style Cooker and an American Style Fridge/Freezer. The kitchen additionally incorporates under floor heating linked to the central gas heating, double glazed window and a back door allowing you to gain easy access to the rear garden. Towards the rear of the kitchen you are also provided with another large area perfect for snug area or another dining table. This open plan dining/kitchen area is ideal for hosting dinner parties or spending quality family together, being able to integrate cooking and socialising in one.

On the first floor are the bedrooms and the family bathroom. The main bedroom includes a convenient built in storage cupboard and a feature fireplace, there is also a feature fireplace in bedroom 2. The family bathroom delightfully includes a further feature fireplace, a rainfall shower situated over the bath, tiling, a heated towel radiator and even more under floor heating. The loft has recently been partly boarded and insulated as well as new fascias and guttering.

The rear garden shows a paved area ideal for garden furniture in the summer as well as a generous lawn. The garden extends further back proving two large growing patches giving you the prime opportunity to grow your own fruit and veg. A garden shed is situated at the back producing more storage for your garden tools etc.

Rusthall's thriving High Street benefits from a butchers, bakers, library, chemist, hardware store, 2 general stores etc as well the village primary school. Just 2 miles West of Tunbridge Wells, Rusthall is within easy reach of the Town Centre and the abundance of shops, restaurants, bars and schools that Tunbridge Wells has to offer, shops range from supermarkets, well known chains down to independent tea rooms and boutique shops. Shopping experiences are varied from the Royal Victoria Shopping Centre, down to the High Street and on through to the famous Pantiles. The town can be reached by car, bus or on foot. There is also a mainline station which provides direct services to London and the Coast.

MORE PROPERTIES REQUIRED IN ALL AREAS





Directions

Starting from our Tunbridge Wells Office

Turn left onto High St
30 Yards

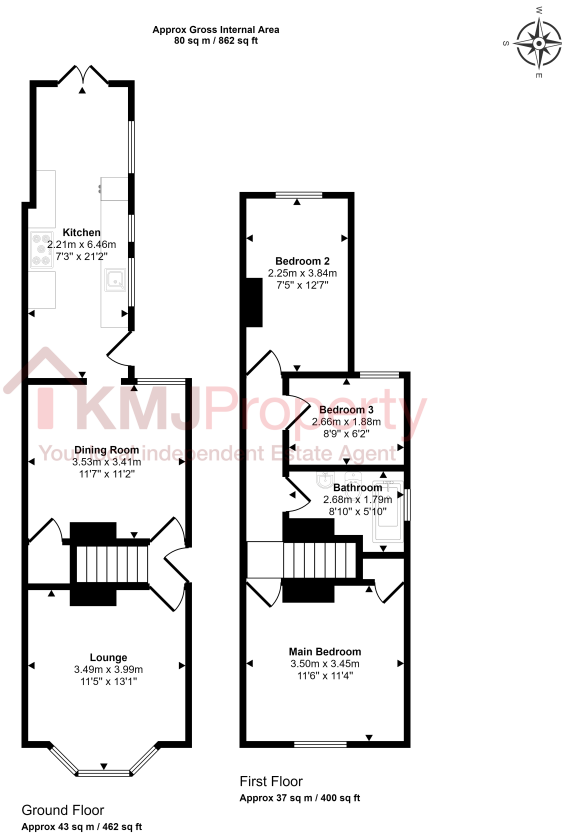
Turn right onto Southwood Road
220 Yards

The destination is on your left
80 Yards

Notes

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		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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