



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Semi Detached
- Well Presented Throughout
- Top Of Chain
- Living Room & Separate Family Room
- Multiple Vehicle Driveway
- Energy Efficiency Rating: D

Shirley Gardens, Rusthall, Tun Wells

GUIDE £600,000 - £625,000

woodandpilcher.co.uk

56 Shirley Gardens, Rusthall, Tunbridge Wells, Kent, TN4 8TQ

Owned since 2009, this bright 3 bedroom 1980s semi detached property, set within a quiet sought after residential area, offering 1169 Sq. Ft. of living space, off road parking and a westerly facing garden is the perfect family home.

Set in a convenient position in historic Rusthall, the property is walking distance of the High Street, which offers a wide range of shops and services for everyday needs including a butcher, chemist, post office, general stores, and café.

Approximately a mile and a half distant via the historic and scenic Royal Tunbridge Wells Common are the famous Pantiles, Main Line Station, and Tunbridge Wells High Street.

A bright two storey aspect hallway leading to:

LIVING ROOM/DINING ROOM:

At the heart of the property is the L-shaped living and dining room which includes enough space for dining and living room associated furniture, large easterly facing window and centre working gas fire as well as full patio sliding doors.

KITCHEN & UTILITY ROOM:

Ample storage and laminate work top space, Rangemaster cooker, full tiled splash back, round inset stainless steel kitchen sink, westerly facing double glazed window. Large larder also housing the gas meter. A utility room with plumbing for a washing machine as well as door providing access to the garden.

FAMILY ROOM:

A bright and carpeted space adaptable as additional bedroom, family "snug" room or office.

GROUND FLOOR BATHROOM:

Downstairs bathroom with large walk-in shower, low level WC, wash hand basin and storage unit housing boiler.

BEDROOM 1:

124sqft principal bedroom with large easterly facing window, built in wardrobe and dresser units with additional inbuilt wardrobe.



BEDROOM 2:

Appropriately sized double bedroom offering plenty of space for bedroom associated furniture, westerly views, and inbuilt wardrobe storage.

BEDROOM 3:

The smaller of the three bedrooms but offering enough space for single bedroom furniture or adaptable as additional office space.

FIRST FLOOR BATHROOM:

Stylish freestanding clawfoot bathtub, dual aspect windows, low level WC, pedestal wash hand basin with mixer tap over.

OUTSIDE:

Family sized westerly facing garden, partially laid to lawn with pergola sheltered patio area. Parking for multiple vehicles on driveway.

SITUATION:

The property is situated within the village of Rusthall which has a good mix of independent retailers, with a popular school and immediate access to the pretty Rusthall Common. Beyond this Tunbridge Wells itself has a far wider mix of social, retail and educational facilities including two theatres, multiple shopping opportunities within the Royal Victoria Place shopping centre alongside a host of independent retailers, restaurants and bars between The Pantiles and Mount Pleasant. Tunbridge Wells has two mainline rail stations connecting to London and the south coast with Rusthall village being well located for access to the surrounding countryside and neighbouring villages host to a wide range of excellent pubs and countryside pursuits.

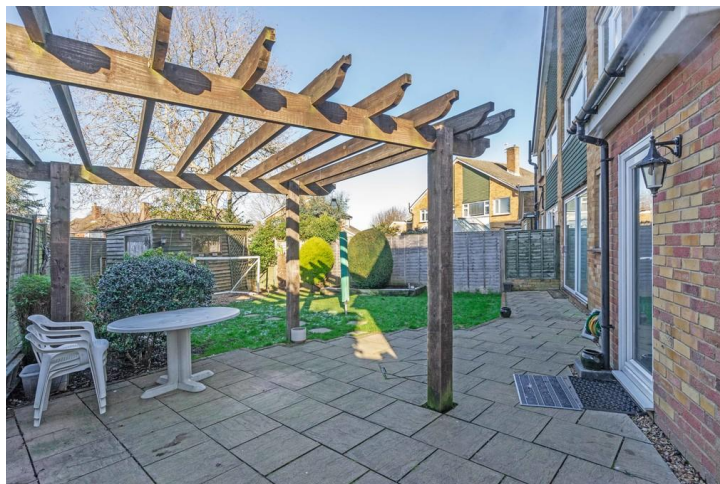
TENURE: Freehold

COUNCIL TAX BAND: D

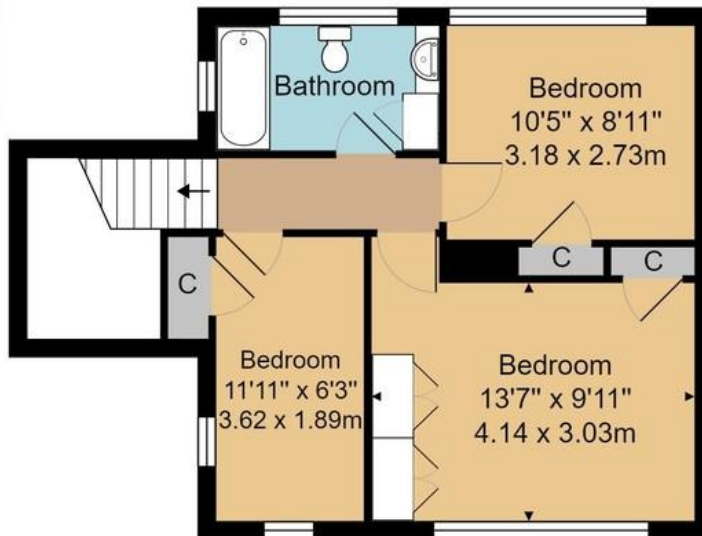
VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 1169 sq. ft / 108.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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