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PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Period Home
- 2 Double Bedrooms
- Double Glazing, GFCH
- Popular 'Toad Rock' Area
- Driveway For 1 Vehicle
- Energy Efficiency Rating: D

Woodside Rd, Rusthall, Tunbridge Wells

GUIDE £350,000 - £375,000

woodandpilcher.co.uk

30 Woodside Road, Rusthall, Tunbridge Wells, TN4 8QA

This two bedroom semi detached period home is set within the very popular 'Toad Rock/Denny Bottom' area of Rusthall and close to a bustling village centre on the west side of Royal Tunbridge Wells. The property itself offers a wide range of features which include a sitting room with an attractive open fireplace, separate dining room with open aspect to a good sized kitchen complete with integrated appliances. There is a downstairs bathroom and two double bedrooms at first floor. The property has gas central heating via radiators via a recently installed 'Worcester Bosch' boiler and double glazing helps keep fuel bills to a minimum. Externally there is a pretty enclosed rear garden and a brick paved driveway provides valuable off road parking for a single vehicle. As properties within this location are always extremely popular we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Side entrance door to:

ENTRANCE HALL:

Oak flooring, door to:

SITTING ROOM:

Oak flooring, coved ceiling, single radiator, window to front. Attractive cast iron open fireplace with tiled hearth, built in meter cupboard to alcove.

DINING ROOM:

Oak flooring, coved ceiling, power points, two large understairs storage cupboards, double radiator. Double glazed rear door to garden. Open aspect to:

KITCHEN:

Fitted with a comprehensive range of panelled wall and base units with work surfaces over. Integrated appliances include a fitted gas hob, electric oven, large filter hood, fridge, freezer, dishwasher and washing machine. There is a stainless steel single drainer sink unit, vinyl tiled flooring, window to side and door to:

BATHROOM:

Fitted with a panelled bath having mixer taps and wall shower fitment, low level wc, pedestal wash hand basin. Chrome towel rail/radiator, vinyl tiled flooring, coved ceiling. Side and rear window, extractor fan.

Stairs from the entrance hall to:

FIRST FLOOR LANDING:

Access to loft with pull down ladder and part floored for useful storage.



BEDROOM 1:

Window to front, single radiator, coved ceiling, power points. Built in wardrobe/cupboard, tv and telephone point.

BEDROOM 2:

Window to rear, single radiator, coved ceiling. Built in cupboard containing a recently installed 'Worcester Bosch' gas fired boiler.

OUTSIDE REAR:

A brick paved pathway with an adjoining well stocked border leads to a pretty and seduced garden which has a combination of Indian sandstone paving and brick paving to create a low maintenance space with abundantly stocked flower and shrub borders. Fencing provides privacy, outside tap, side gate.

OUTSIDE FRONT:

Brick paved driveway provides valuable off road parking for a single vehicle, path to side entrance.

SITUATION:

The property is situated in a small road just outside the main 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, Royal Tunbridge Wells itself has a far wider mix of social retail and educational facilities, including two theatres, multiple shopping opportunities at both North Farm retail park and the Royal Victoria Place shopping centre alongside a host of independent retailers, restaurants and bars between the historic Pantiles and Mount Pleasant. Tunbridge Wells has two mainline railway stations connecting to London termini and the south coast and there is further availability of a commuting bus in the area. Recreational facilities include local Golf, Cricket and Rugby Clubs as well as the benefit of being with a few hundred yards of the Toad Rock Retreat Pub overlooking the Toad Rocks popular with climbers.

TENURE:

Freehold

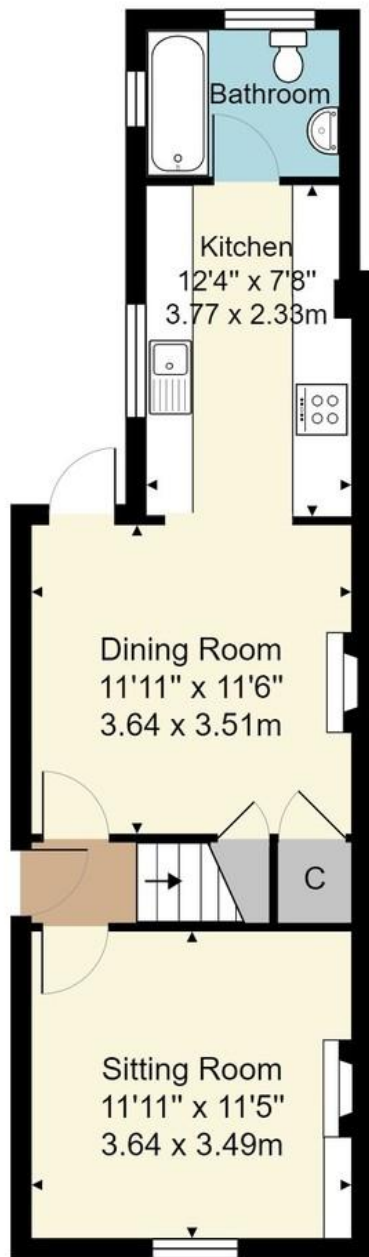
COUNCIL TAX BAND:

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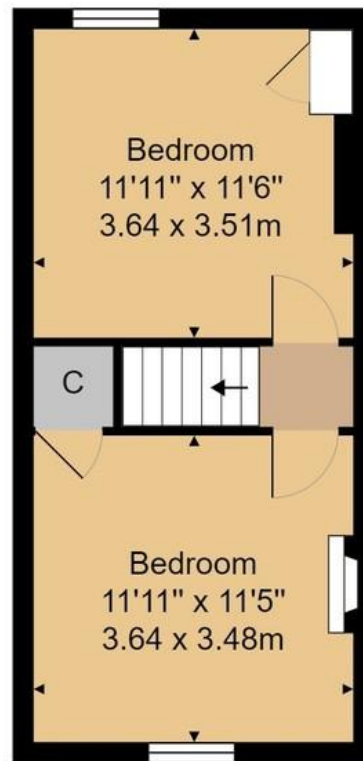
VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor

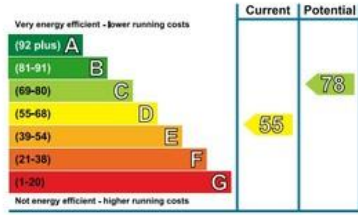


First Floor

Approx. Gross Internal Area 773 ft² ... 71.8 m²

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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