



**Bretland Road, Rusthall, Tunbridge Wells**



**KMJProperty**  
Your local independent Estate Agent



- Downstairs WC
- 2 Double bedrooms
- Rear Garden
- Council Tax Band C
- Modern Bathroom
- Village Location
- End of Terrace

Introducing this excellently presented 2 bedroom, end of terrace property located in the village of Rusthall. With a well maintained exterior and a cosy interior, this home is perfect for first-time buyers or those looking to downsize.

As you step inside, you are greeted by a living room full of character, with built in storage and shelving plus a feature fireplace.

The dining room offers wood flooring, built in shelving to the alcoves and a feature working open fireplace. The convenient downstairs WC is a handy addition, perfect for guests. The kitchen, offers ample lower and upper storage, sleek counter tops, and roof for all kitchen appliances.

Moving upstairs, you'll find two large double bedrooms, both offering ample natural light and plenty of storage space. The family bathroom is beautifully tiled and features a contrast design, an electric shower over the bath, and a WC and a wash basin set on a storage unit

The rear garden includes an easily maintained lawn area with a 10 x 16 paved area perfect for garden furniture.

The property is conveniently located for many woodland walks and the vendors can walk to the Pantiles in 25 minutes.

Rusthall offers a good range of shops and amenities including 2 general stores, a hardware store, bakery, butchers, chemist, library and primary school etc. In addition to this there is a reliable bus service that runs into Tunbridge Wells Town centre every 15 minutes where you can benefit from the array of pubs, bars and restaurants that Tunbridge Wells has to offer. Tunbridge Wells is renowned for its reputable selection of Primary and Secondary Schools and also offers a mainline station with direct trains to London and the Coast. This property remains within catchment area to both Tunbridge Wells boys and girls grammar schools .

Council Tax Band C

**MORE PROPERTIES REQUIRED IN ALL AREAS**







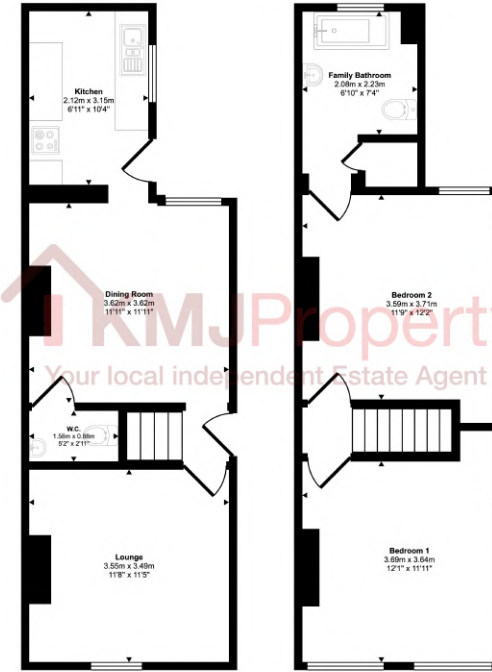


# Notes

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area  
75 sq m / 803 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft

First Floor  
Approx 38 sq m / 405 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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2023  
★★★★★  
**GOLD WINNER**  
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**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN TUNBRIDGE WELLS