



Lower Green Road, Tunbridge Wells



 **KMJProperty**
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- Driveway
- 2 Double Bedrooms
- Front and Rear Garden
- Council Tax Band C
- Full of potential
- Semi Detached
- Perfect for improvement

This property is well-maintained and full of potential to update and improve, this home presents an exciting opportunity for those seeking a home to put their own stamp on.

Approaching the property you are greeted with a driveway for off road parking and a front garden.

Entering the property you are welcomed into the entrance hall with access to the lounge, kitchen/diner and the staircase to the first floor landing. The lounge is double aspect with sliding doors to the rear and windows to the front allowing an abundance of natural light to fill the space, creating a bright and inviting area.

Next door the kitchen is in need of an update but provides a practical layout, with another access point to the rear garden. This area also provides upper and lower storage, counter top space, space for appliances, and a built in storage cupboard.

Moving onto the first floor there are 2 double bedrooms both with convenient built in wardrobe/storage space. The family bathroom includes a WC, bath and wash basin.

To the rear of the property lies a low-maintenance yet pretty garden. With well-paved areas that require minimal upkeep, this outdoor space is perfect for enjoying the fresh air and simply unwinding after a long day.

This property is in Rusthall Village which is surrounded by beautiful countryside walks, whilst also having every amenity on hand. There is a primary school, two highly rated pre-schools, two churches, a beauty salon, bakers, butchers, convenience stores, chemist, hairdressers, library, post office, chemist and hardware store. Should you ever want to leave Rusthall, the property is located less than one and a half miles west of Tunbridge Wells town centre. It's a twenty-minute walk across beautiful commons into the centre of Tunbridge Wells, the historic Pantiles or the main line station with direct services into London (around 50 minutes) or the coast (around 40 minutes). There is also a bus service from Rusthall that departs every fifteen minutes during peak times. Tunbridge Wells Town Centre boasts an abundance of fantastic bars, restaurants, and cafes as well as a number of shops and highly rated Secondary Schools.

MORE PROPERTIES REQUIRED IN ALL AREAS



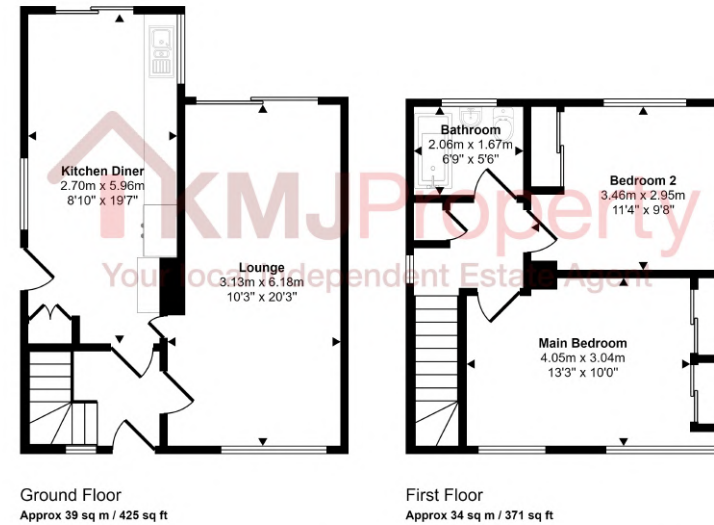


Notes

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area
74 sq m / 796 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 | | 84 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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