



18 Woodside Road
Rusthall, Tunbridge Wells, Kent



A Victorian three bedroom semi-detached house retaining many period features, offering a great opportunity to extend and improve if required, and benefiting from a delightful south facing rear garden, nestled in a quiet and tucked away location in the sought after Toad Rock area of Rusthall Village.

Guide price £375,000 Freehold

Situation: The property is situated in the highly sought after Toad Rock area of Rusthall village and enjoys a quiet and tucked away position. Tunbridge Wells is approximately 2 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and there is a village primary school in Rusthall.

Description: The property is a characterful Victorian semi-detached family home, which retains period features throughout and benefits from light and spacious accommodation with a good-sized south facing rear garden, and offers scope for improvement and enlargement if required.

With external elevations of brick beneath a slate roof, the property benefits from sash style double glazed windows throughout which are very much in keeping with this desirable period property and has been subject to many improvements by the current owners.

Arranged over two floors the accommodation includes, on the ground floor, a well proportioned dual aspect sitting room with an ornate iron period fireplace, a good-sized dining room with exposed floor boards, a kitchen offering a wide range of wall and base units with laminate flooring, and a good sized family bathroom. On the first floor there are three good-sized bedrooms, the master benefiting from a fitted wardrobe and period fireplace.

To the front of the property is a garden with stone wall, and to rear is a delightful south facing garden with a tremendous feeling of space which is mainly laid to lawn with a raised deck area ideal for garden furniture and a barbeque. In addition there are two brick build out buildings with power to the rear of the house.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

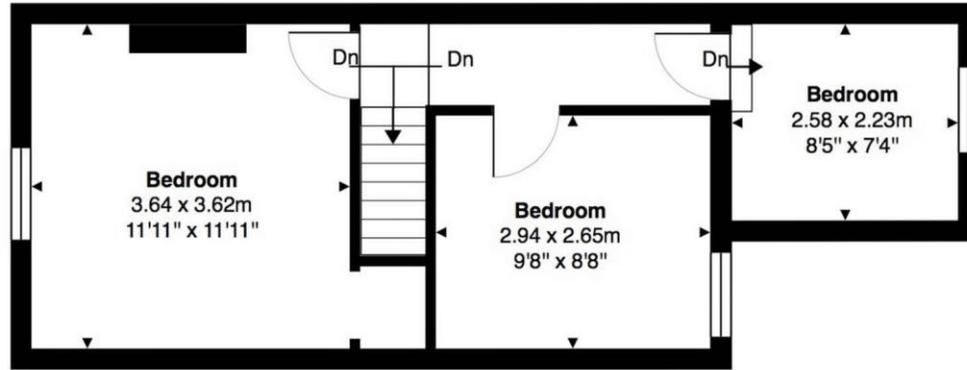
EPC Rating: D

Current council tax band: C (£1527.33)

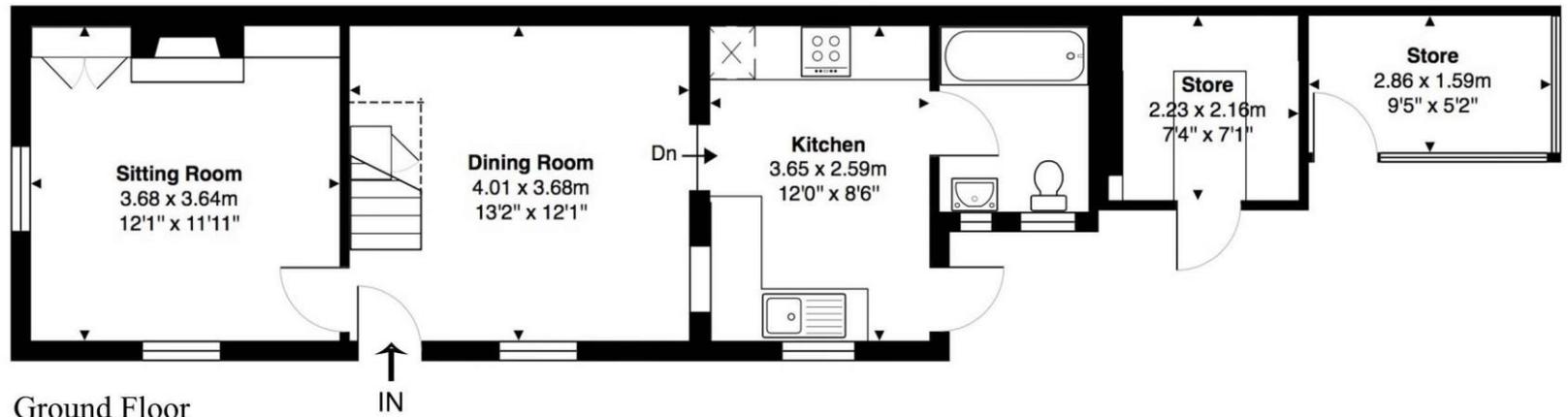
Property address: 18 Woodside Road, Rusthall, Tunbridge Wells, Kent TN4 8QA

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor



Ground Floor

Approximate internal floor area: 948 sq.ft (88.1 sq.m)

This plan is not drawn to scale and is for layout guidance only

Important notice:

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