



**43 Shirley Gardens**  
Rusthall Tunbridge Wells, Kent



An impressive, beautifully presented, and significantly extended and improved 4 bedroom detached family home, offering potential for further enlargement if required, with attractive and secluded large garden situated in a popular residential area and within easy reach of the local amenities.

## Price range £700,000-£725,000 Freehold

### Situation:

The property is situated in a quiet, convenient residential area in Rusthall village within walking of the High Street, which offers a good range of shops and services for everyday needs including a butcher, chemist, post office and general store.

Tunbridge Wells is approximately two 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.

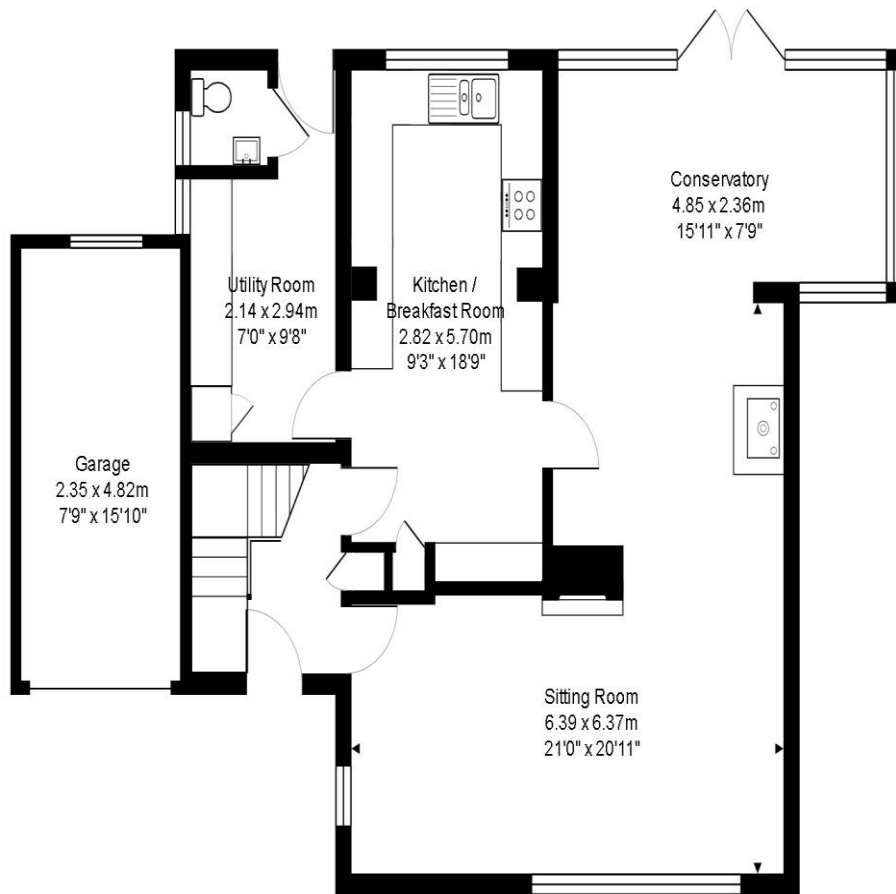
### Description:

The property is a delightful, beautifully presented, and spacious detached family home, with drive and garage, tastefully decorated to a high standard, and offering spacious and flexible accommodation which is light and airy throughout.

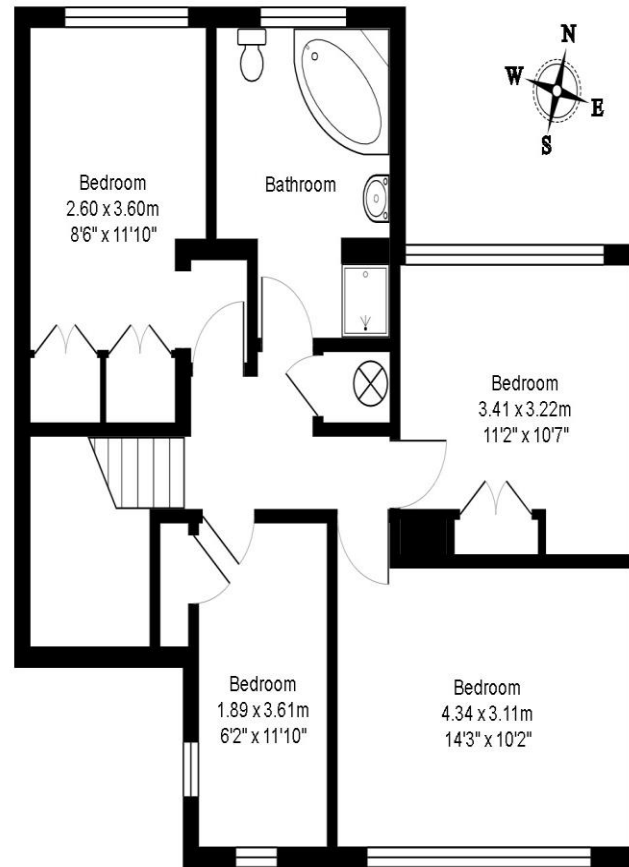
Arranged over two floors, the accommodation includes, on the ground floor; a light and airy entrance hall with solid oak flooring and two storage cupboards; a well-proportioned kitchen/breakfast room with a wide range of shaker style wall and base units, complementary granite work surfaces, attractive tile splashbacks, solid oak flooring, and integrated appliances including a Bosch double oven, hob and extractor, and Bosch dishwasher; a good-sized utility room with door providing access to the garden, solid oak flooring, a range of shaker style wall and base units, quartz work surfaces, and plumbing for a washing machine and space for an American style fridge/freezer; and adjacent to the utility room is downstairs w/c. Also on the ground floor is an impressive and spacious conservatory with French doors providing access to the large garden, which is currently utilised as a dining area, with delightful porcelain flooring, feature wood burning stove with granite base, and is open plan to the well-proportioned dual aspect living room with attractive feature fireplace with marble surround.

On the first floor there is a spacious landing are four good-sized bedrooms, and a large family bathroom with corner bath and separate walk in Aqualisa shower with attractive wall tiling.

To the front of the property is a gravel driveway, providing parking for several cars, and manicured front garden laid to lawn and bordered by a low-lying brick wall. To the rear is a large and impressive secluded garden, mainly laid to lawn, with raised patio area, and an additional separate pergola patio area with power, which is ideal for outdoor entertaining. There is also a large log store and a number of sheds, all with power.



Ground Floor  
Area: 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup>



First Floor  
Area: 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>

Total Area: 155.2 m<sup>2</sup> ... 1671 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**Services:**

Mains water and electricity. Gas-fired central heating

**Local Authority:**

Tunbridge Wells Borough Council  
(01892) 526121

**Current council tax band:**

E (£2298.55 per annum)

**Current EPC Rating:**

TBC

**Directions:**

From our offices in Tunbridge Wells, turn right along Crescent Road and go straight over the traffic lights into Church Road. Continue straight over the next set of traffic lights up the hill and turn left onto the A264 towards Langton Green. Follow this road for just over a mile turning right into Coach Road, just after the cricket green. At the crossroads, go straight over onto Lower Green Road and take the second road on the right into Shirley Gardens. Follow the road for a short distance where the property will be found on the left hand side, clearly marked by our 'For Sale' board.

**Viewing:**

Strictly by appointment through the sole selling agents, Green Lizard (01892 619888)

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.

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