



Lower Green Road, Rusthall, Tunbridge Wells





Overlooking Rusthall Common

Semi Detached House

2 Double Bedrooms

Kitchen / Breakfast Room

Upstairs Bathroom

EPC D, Council Tax D

Bay Fronted

Courtyard Garden

Close to Village

A gorgeous and spacious, bay fronted semi-detached home overlooking Rusthall Common. Within easy reach of the local amenities, woodland walks and public transport this property is ideally situated. Upon entering, you are greeted with a welcoming entrance hall, to the left is the open plan, dual aspect living/dining room and at the rear of the property is the modern and spacious kitchen/breakfast room with double doors leading to the low maintenance courtyard garden. The property is mainly double glazed but has retained character with sash windows to the front and a feature fireplace. Upstairs there is a large bathroom to the rear of the property, a double bedroom and a large bay fronted double bedroom over looking Rusthall Common. 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 twelve 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**



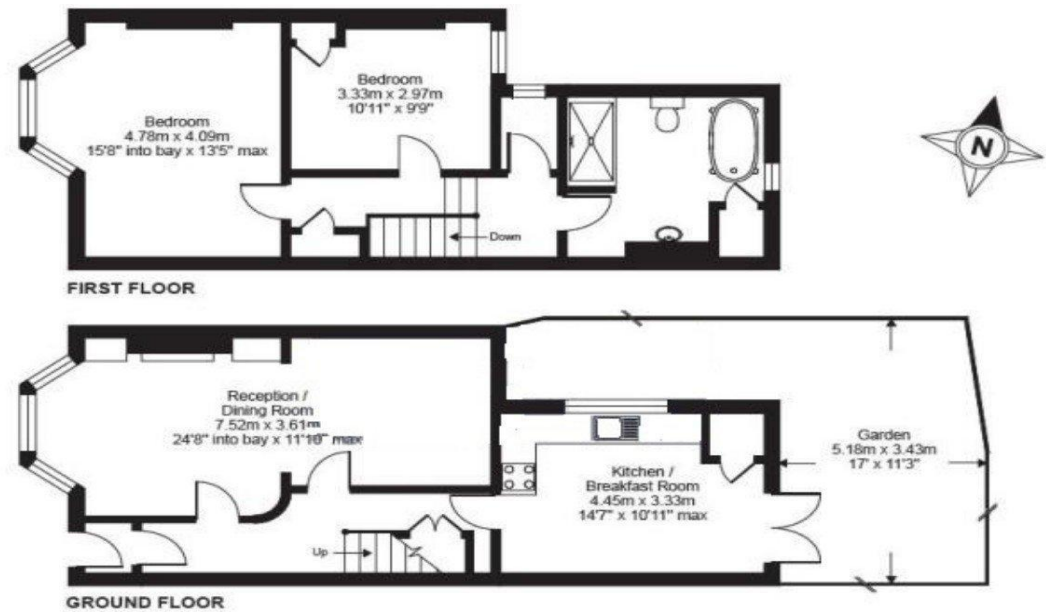




## Notes

What3Words - ///arranged.procured.telephone From our office proceed along the Rusthall Road in the direction of Tunbridge Wells, at the staggered crossroads the property will be found on the left across the green.

Council Tax Band D - Freehold



## Lower Green Road, Tunbridge Wells, TN4

APPROX. GROSS INTERNAL FLOOR AREA 1054 SQ FT 97.9 SQ METRES

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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01892 515188

01342 824824

Offices in Tunbridge Wells, Crowborough & Forest Row

sales@kmjproperty.co.uk

www.kmjproperty.co.uk