



41 Manor Road, Tunbridge Wells, Kent



 **KMJProperty**
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- Detached Family Home
- 3 Double bedrooms and 2 Bathrooms
- Meticulously Renovated
- Impeccably Presented
- Kitchen/Breakfast Room/Diner
- Downstairs W.C
- Office/Gym
- New Windows/External Doors

This property benefits from occupying a corner plot, with the front door being on Manor Road under a canopy porch.

Upon entering this property you find yourself within the entrance hall, which gives access to the downstairs W.C.

At the front of the property, to the left is the bay fronted living room which is flooded with light, the room benefits from built in storage and shelving to both alcoves, feature coving and picture rails and inset lighting.

The newly fitted kitchen in a beautiful midnight blue, is situated to the rear of the property and offers integrated appliances as well as space for an American style fridge freezer and a range style cooker. In addition there is an island breakfast bar, which also incorporates the sink. Being open plan to the dining room, which also offers inset shelving and built-in storage, the area creates a harmonious blend of modern and traditional living. Throughout the downstairs this lovely family home is fitted with hard wearing wood flooring.

The first floor has recently been re carpeted and offers three double bedrooms, a family bathroom and an en-suite shower room to the master bedroom.

Throughout the property the windows and external doors have been recently replaced, this property has undergone huge improvements including but not limited, new kitchen, new bathrooms and full re-decoration.

To the rear of the property is a rear garden laid mainly to lawn with a decked eating area. At the bottom of the garden is a large garage which is currently divided into two and used as a gym and work from home space.

Manor Road is a highly sought after, wide, tree-lined road in the popular village of Rusthall.

Rusthall is home to plenty of brilliant independent shops and amenities including, bakery, butchers, beautician, hair dressers, barbers, health food shop, library, medical centre, chemist, hardware store etc. Rusthall primary school is also highly regarded. Rusthall is just a short drive from Tunbridge Wells, which has some of the most highly regarded secondary and primary schools in the area, Tunbridge Wells also has a Main Line Station with direct links to London and the coast.

MORE PROPERTIES REQUIRED IN ALL AREAS

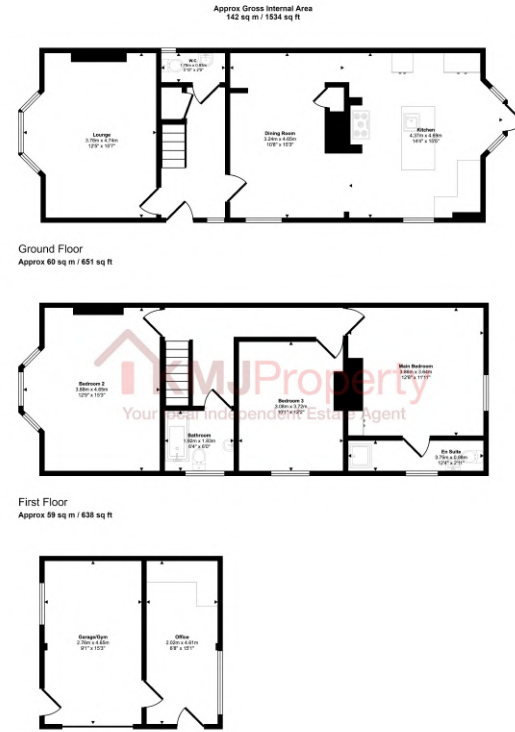




Notes

Council Tax: D

Tenure: Freehold



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 Magic Drawings 200.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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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