



Tuxford Road, Rusthall, Tunbridge Wells, Kent



 **KMJProperty**  
Your local independent Estate Agent

- Semi Detached
- Driveway
- Rear Garden
- 2 Double bedrooms
- Downstairs Bathroom
- Beautifully presented
- Village Location
- 

This beautifully presented 2 Bedroom semi- detached home is the perfect opportunity for first time buyers.

Approaching this property it benefits from a driveway large enough for 2 vehicles, and front garden bordered with fences.

As you step through the front door, the staircase is ahead of you and underneath stands a built in storage cupboard creating the perfect room for coats and shoes before entering the living room. The lounge is neutrally decorated creating a homely and bright feel, and has an electric fireplace nestled into the chimney breast, either side of which is built in storage and shelving.

Beyond the living room is the modern fitted kitchen with, beautiful marble looking counter tops, integrated appliances and a variety of wall mounted and under-counter cupboards. A large pantry-style cupboard located in the kitchen is perfect for storing food. This space also offers the opportunity and room for a dining area, bringing cooking and socialising together.

To the rear of the kitchen is a convenient utility area with connections for a washing machine and shelving that matches the kitchen.

The utility area also gives access to the downstairs family bathroom including a WC, wash basin, modern tiles, and bath with a shower over head.

On the first floor of the property are the two double bedrooms, one of which offers a built in storage cupboard. The second bedroom provides access to the loft, where there is plenty of further storage.

To the rear of the property is a good sized garden with both a lawn and paved area which creates an ideal space for summertime entertaining. A back gate is also located in the rear garden providing access to the front of property and driveway.

Rusthall Village offers a vast variety of amenities, including a local independent hardware store, a bakery, butchers, chemist, library and convenience store. Tunbridge Wells Town Centre is within a short 15 minute drive away, and

**MORE PROPERTIES REQUIRED IN ALL AREAS**



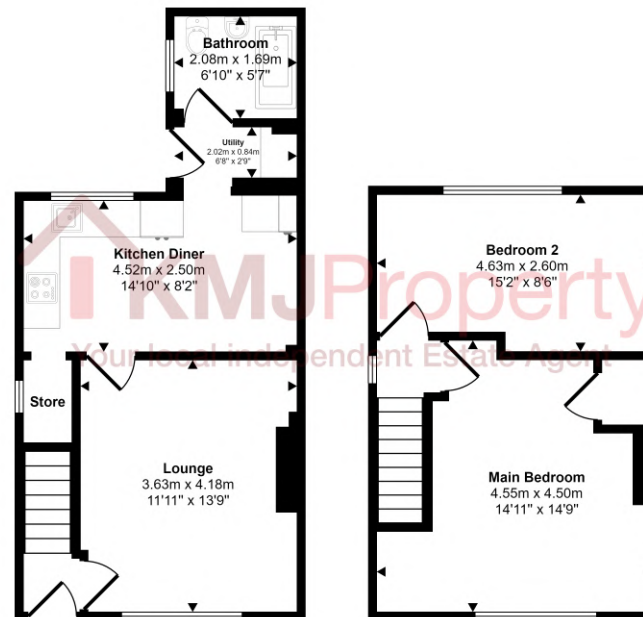


# Notes

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area  
70 sq m / 748 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft

First Floor  
Approx 32 sq m / 342 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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2023  
★★★★★  
**GOLD WINNER**  
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- Crowborough
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**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN TUNBRIDGE WELLS