



Ashley Gardens, Rusthall, Tunbridge Wells



 **KMJProperty**
Your local independent Estate Agent

- Semi Detached
- Large Rear Garden
- 4 Bedrooms
- Downstairs WC
- Rusthall Location
- 2 Reception Rooms
- Halls Adjoining

Located in the charming village of Rusthall, this well-presented 4 bedroom semi-detached property offers the perfect blend of comfort and style. Approaching the property you are greeted with a well maintained front garden and a paved walkway with convenient on road parking directly outside the property.

Boasting four bedrooms and one family bathroom, as well as an additional downstairs WC, this home is ideal for a growing family. Step inside to find a welcoming porch boasting the perfect place to store muddy shoes, heavy coats and any outdoor necessities. Leading to a bright and spacious large double aspect living room boasting a large bay window to the front, further windows to the side and a feature fireplace.

Continuing through the property there are 2 large built in storage cupboards and a downstairs WC. The dining room is the perfect spot for entertaining guests or enjoying some well deserved family time and offers French doors opening up to the generous rear garden. Moving through the kitchen is a chef's dream, with ample upper and lower storage space, space for appliances, large counter top space, LED spot lighting and additional space for another dining area. The kitchen also provides access to the rear garden through the rear door.

Heading upstairs, there are four bedrooms 2 of which offer built in wardrobe cupboards. the modern family bathroom features an electric shower over the bath, heated towel rail, WC and wash basin with plenty of storage cupboards.

Lastly the well proportioned large rear garden is complete with mature shrubs and flower beds, a well maintained lawn area and finished with a paved patio creating the perfect atmosphere for any garden entertaining in the summer.

Rusthall boasts an abundance of amenities including independent butchers, bakers, hardware store, chemist, library, post office, medical centre, primary school and health shop. In addition to this there is a reliable bus service that runs into Tunbridge Wells Town centre every 15 minutes where you can benefit from the array of pubs, bars and restaurants that Tunbridge Wells has to offer. Tunbridge Wells is renowned for its reputable selection of Primary and Secondary Schools and also offers a mainline station with direct trains to London and the Coast. This property remains within catchment area to both Tunbridge Wells boys and girls grammar schools and is just a 7 minute drive to the Mainline Train Station

MORE PROPERTIES REQUIRED IN ALL AREAS

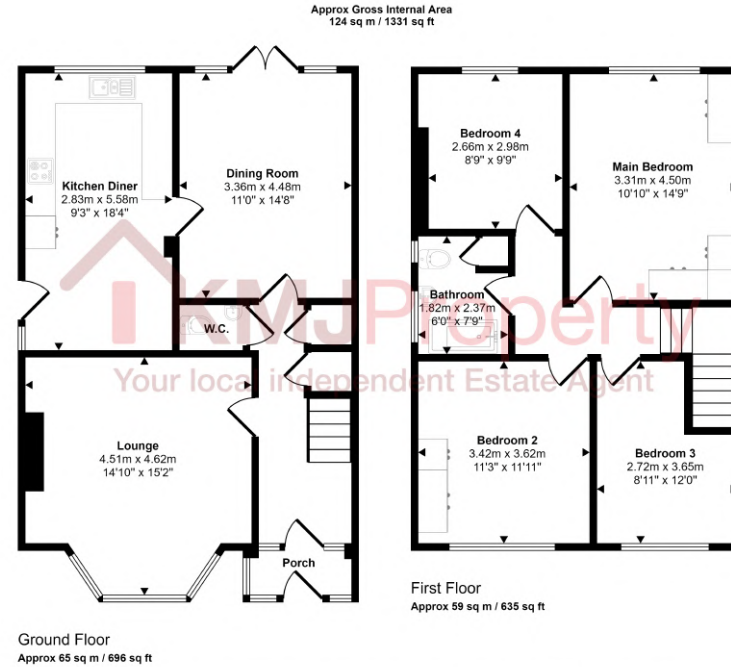




Notes

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 Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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.

BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT IN CROWBOROUGH

01892 515188
01342 824824
01342 833333



FEDERATION OF INDEPENDENT AGENTS

Tunbridge Wells
Crowborough
Forest Row

BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN TUNBRIDGE WELLS