



Local to you - contactable when you need us


Your local independent Estate Agent

Grange Road, Rusthall

Offers In Region Of £357,000

3 1 1



A recently refurbished semi detached 3 bedroom property.

Entering the property your are welcomed into the sleek, modern kitchen area, supplied with sleek counter tops, plenty of overhead storage and built in kitchen appliances.

To the left of the entrance is the stylish family bathroom providing a large enclosed shower.

The property offers a spacious lounge/dining area paired with 2 large windows allowing the light to beam in, showing off the rooms fullest potential.

Ascending upstairs a large landing area stands, providing the perfect entrance to each bedroom as well as a built in storage cupboard tucked away, The first floor boasts 2 double bedrooms and a third bedroom all beaming with natural light.

This property is the perfect opportunity for first time buyers looking to move straight in and make a house a home.

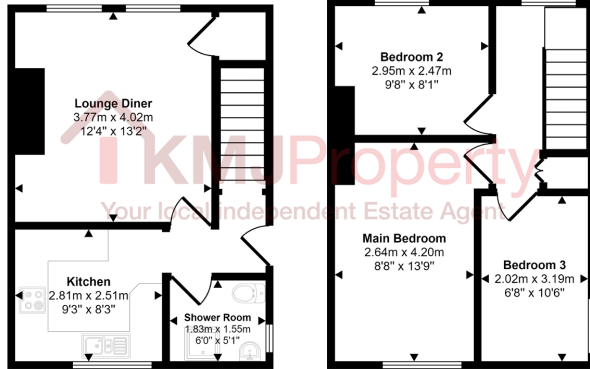
To the rear of the property is the rear garden, supplied with fencing either side allowing privacy and a large amount of lawn area perfect for those hot summer days.

Located in the heart of Rusthall Village, this property is in the prime location for accessing Rusthall's many amenities. The village offers a number of local business such as a hardware store, bakery, butchers, primary school, library, chemist and cafe. There are also a variety of takeaway cuisines, a chemist, convenience store, and church. There is a reliable bus service that runs from the village into Tunbridge Wells Town Centre every 12 minutes providing access to the many pubs, restaurants shops and main line station. Tunbridge Wells also boasts a selection of reputable secondary and primary schools making this the ideal place for families and professionals alike.

Council Tax Band C



Approx Gross Internal Area
65 sq m / 701 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft

First Floor
Approx 33 sq m / 355 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.

- Front & Rear Gardens
- 3 Bedrooms
- Semi Detached
- Council Tax Band C
- Recently Renovated
- No Chain
- Modern
- EPC D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

📞 01892 515188

Offices in Tunbridge Wells & Crowborough

📧 sales@kmjproperty.co.uk

🌐 www.kmjproperty.co.uk