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# Shirley Grove, Rusthall, Tunbridge Wells TN4 8TJ

Offers In Region Of £470,000

5 1 1





This 4 bedroom, terrace property set over 3 floor is a perfect family home, providing all the outdoor and indoor space needed. Approaching the property you are presented with a good sized front garden and a paved walkway. Upon entering the property you are welcomed with a long entrance hallway accompanied with a downstairs WC and several storage cupboards, providing ample space for all of your belongings. Towards the end of the hallway to the left is the kitchen/dining area. The kitchen displays a large open space with natural light, as well as many wall and base cupboards. The kitchen/dining area boasts the perfect space for entertaining and cooking your favourite meals whilst having the company of your guests. Following from the kitchen to the lounge the area is flooded with natural light provided by the double doors leading you out to the garden room/second dining area. The lounge boasts the perfect family room with a feature fireplace and a statement TV wall, with plenty of room for games nights. The versatile garden room provides all the extra space needed. This area allows the buyers freedom to use their imagination to turn this space into whatever their heart desires. The patio doors in this room lead out to the large rear garden which offers both grass and paved areas.

The first floor accommodates the family bathroom and bedrooms 1, 3, and 4, 2 of which are double bedrooms. The bathroom is equipped with a separate bath and shower as well as heated towel rail. It offers plenty of storage space and is the perfect environment to wind down after a long day. All bedrooms have large windows, also with majority of the bedrooms benefitting from built in storage/wardrobe space. Heading back onto the landing and up to the second floor is the last bedroom with 2 large windows. An ideal private space away from all the noise of the family. The property also benefits from a garage en-bloc.

The property is situated in the popular village of Rusthall, which offers a good selection of shops and amenities, including 2 general stores, chemist, bakers, butchers, hardware store, primary school and library. Located just a drive away (2 miles), from Tunbridge Wells town centre, you'll have all the amenities, shops, restaurants, and entertainment options at your doorstep. A short 10 minute drive from MLS.





Total floor area 133.2 sq.m. (1,434 sq.ft.) approx

- Garage
- 4 Bedrooms
- Garden Room
- Council Tax Band B
- Front and Rear Garden
- 3 Floors
- EPC D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

☎ 01892 515188

Offices in Tunbridge Wells & Crowborough

✉ sales@kmjproperty.co.uk

🌐 www.kmjproperty.co.uk