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**KMJProperty**
Your local independent Estate Agent

Lower Green Road, Rusthall
Offers In Region Of £630,000

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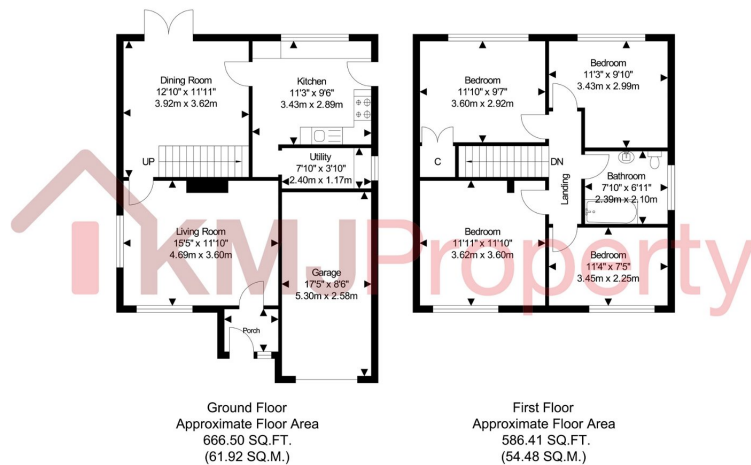


Introducing this stunning detached house in the charming village of Rusthall. Boasting four bedrooms and a luxurious bathroom, this property is in excellent condition throughout, making it the perfect family home. Upon arrival, you are greeted by a gated front garden providing privacy as you make your way to the garage and welcoming front porch. Entering the property you are welcomed into the spacious living room providing a bright, and modern feel, with a beautiful feature wall and convenient log storage. The adjoining dining room is perfect for family gatherings, with ample storage, and double doors opening to the rear garden. Moving smoothly into the kitchen which boasts plenty of storage space, space for appliances, a breakfast bar, partly tiled splash back walls and generous counter space. Adjacent to the kitchen is a convenient utility room, ideal for all your laundry needs.

Upstairs, you'll find two double bedrooms and two singles, all complete with large windows and some featuring built-in storage. The family bathroom radiates a sense of calm with neutral tiling, a WC, shower over the bath, and a sleek wash basin.

This home offers fantastic views from both the beautiful elevated decked area and the rear garden, ideal for family gatherings or simply enjoying the summer weather. From the decked area there are steps down to the lawned area with pathway leading to shed. This property is in Rusthall Village which is surrounded by beautiful countryside walks, whilst also having every amenity on hand. There is a primary school, two highly rated pre-schools, two churches, a beauty salon, bakers, butchers, convenience stores, chemist, hairdressers, library, post office, chemist and hardware store. Should you ever want to leave Rusthall, the property is located less than one and a half miles west of Tunbridge Wells town centre. It's a twenty-minute walk across beautiful commons into the centre of Tunbridge Wells, the historic Pantiles or the main line station with direct services into London (around 50 minutes) or the coast (around 40 minutes). There is also a bus service from Rusthall that departs every fifteen minutes during peak times. Tunbridge Wells Town Centre boasts an abundance of fantastic bars, restaurants, and cafes as well as a number of shops and highly rated Secondary Schools.





TOTAL APPROX FLOOR AREA 1252.91 SQ. FT / 116.40 SQ. M
For Identification Purposes Only.



- 4 Bedrooms
- Front and rear garden
- Utility Room
- Detached Family Home
- EPC D
- Beautifully presented
- Garage
- Village Location
- Council Tax D



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

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Offices in Tunbridge Wells & Crowborough

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