



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Ashley Gardens, Rusthall, Tunbridge Wells TN48TY

Offers In Region Of £671,000

4 1 2



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.

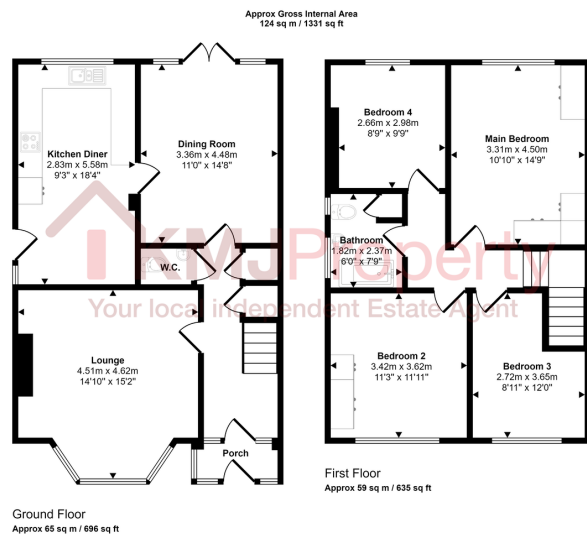
Step inside to find a welcoming porch boasting the perfect place to store muddy shoes, heavy coats and any outdoor necessities. Leading to a bright and spacious large double aspect living room boasting a large bay window to the front, further windows to the side and a featured fireplace. Continuing through 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 a 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

Council Tax Band D





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 Guppy 360.



- Semi Detached
- Large Rear Garden
- 4 Bedrooms
- Downstairs WC
- Rusthall Location
- EPC D
- Council Tax Band D

