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 **KMJProperty**
Your local independent Estate Agent

Manor Road, Rusthall, Tunbridge Wells

Guide Price £750,000

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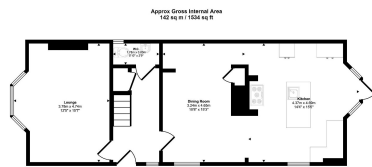
Guide Price - £750,000 - £775,000

This property benefits from occupying a corner plot, with the front door being on Manor Road under a canopy porch. Upon entering this property you find yourself within the entrance hall, which gives access to the downstairs W.C. At the front of the property, to the left is the bay fronted living room which is flooded with light, the room benefits from built in storage and shelving to both alcoves, feature coving and picture rails and inset lighting. The newly fitted kitchen in a beautiful midnight blue, is situated to the rear of the property and offers integrated appliances as well as space for an American style fridge freezer and a range style cooker. In addition there is an island breakfast bar, which also incorporates the sink. Being open plan to the dining room, which also offers inset shelving and built-in storage, the area creates a harmonious blend of modern and traditional living. Throughout the downstairs this lovely family home is fitted with hard wearing wood flooring.

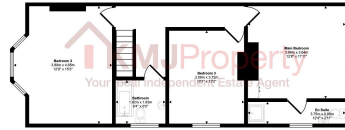
The first floor has recently been re carpeted and offers three double bedrooms, a family bathroom and an en-suite shower room to the master bedroom. Throughout the property the windows and external doors have been recently replaced, this property has undergone huge improvements including but not limited, new kitchen, new bathrooms and full re-decoration.

To the rear of the property is a rear garden laid mainly to lawn with a decked eating area. At the bottom of the garden is a large garage which is currently divided into two and used as a gym and work from home space. Manor Road is a highly sought after, wide, tree-lined road in the popular village of Rusthall. Rusthall is home to plenty of brilliant independent shops and amenities including, bakery, butchers, beautician, hair dressers, barbers, health food shop, library, medical centre, chemist, hardware store etc. Rusthall primary school is also highly regarded. Rusthall is just a short drive from Tunbridge Wells, which has some of the most highly regarded secondary and primary schools in the area, Tunbridge Wells also has a Main Line Station with direct links to London and the coast.





Ground Floor
Approx 65 sq m / 697 sq ft



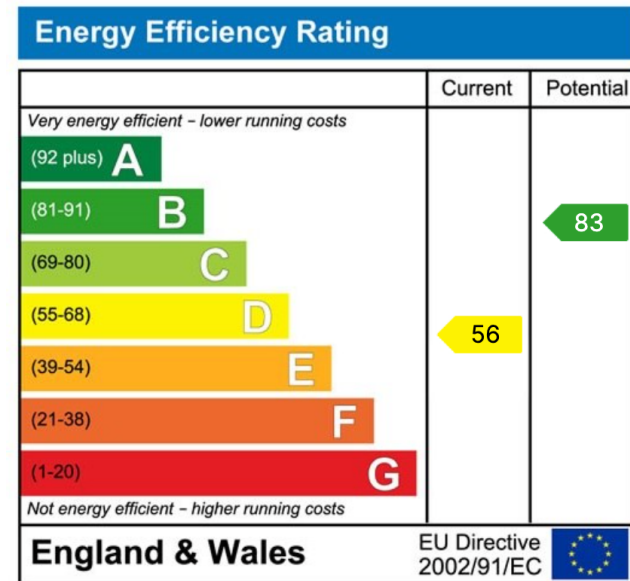
First Floor
Approx 68 sq m / 730 sq ft



Garage / Storage
Approx 25 sq m / 268 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 errors. Dimensions of the opposite sides of the rooms will be the same unless otherwise stated. We may not track the floor plan items. Make with Master Drizzy 2021.

- Detached Family Home
- Meticulously Renovated
- Kitchen/Breakfast/Dining Room
- Downstairs Bathroom
- Council Tax D
- 3 Double Bedrooms
- 2 Bathrooms
- Office/Gym Room
- New Windows and External Doors
- EPC D



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Offices in Tunbridge Wells & Crowborough

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