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**KMJProperty**
Your local independent Estate Agent

High Street, Rusthall, Tunbridge Wells, Kent, TN4 8SG

£525,000

4 1 3



This fantastic family home has so much more to offer than you can see from the outside.

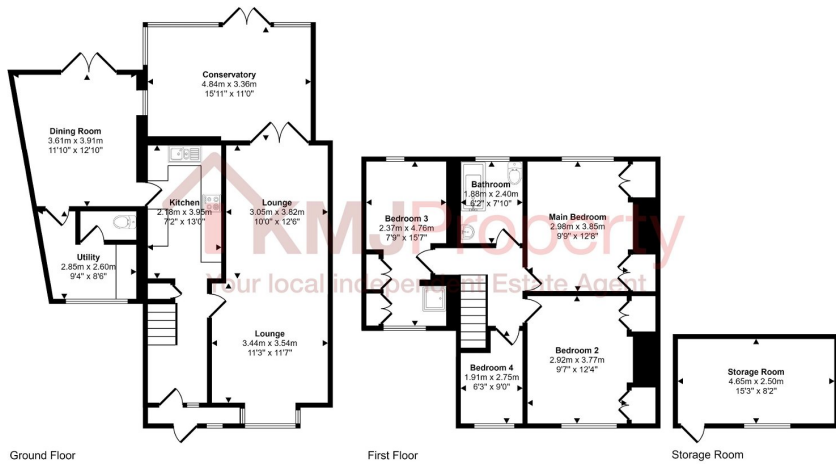
The accommodation comprises; entrance porch, entrance hall, living room with doors to the conservatory, fitted kitchen with woodblock style worktop, opening into the dining/family room. There is also a useful utility room and downstairs cloakroom.

On the first floor are the 4 bedrooms and the family bathroom, all 3 of the double bedrooms have built in storage and bedroom 1 also has a shower cubicle.

The rear garden has recently had an overhaul with new decking area creating a perfect for entertaining with steps down to the lawn, a path then leads to the home office/summerhouse, which has also recently been upgraded with a new roof and insulation and benefits from windows, lights and power - ideal for working from home.

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 and shops that Tunbridge Wells has to offer. Tunbridge Wells also boasts a selection of reputable secondary and primary schools making this the ideal place for families and professionals alike.





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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Village Location
- Home Office/Garden Room
- 4 Bedrooms
- Semi Detached
- EPC D
- Kitchen and Utility Room
- Rear Garden
- 3 Reception Rooms
- Driveway
- Council Tax C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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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