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**KMJProperty**
Your local independent Estate Agent

Hill View Road, Rusthall, Tunbridge Wells

Offers In Region Of £535,000

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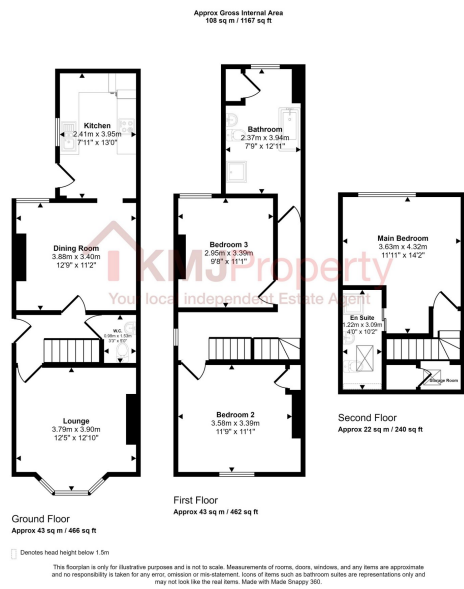
Introducing this beautifully presented Victorian semi detached property in the desirable location of Rusthall Village.

Approaching the property you are greeted with a few steps leading up to the paved area at the front of the property and the entrance door, which is located on the side of the property. Upon entering you arrive in the entrance hall which has a downstairs cloakroom and the stairs to the first floor, on the right you are greeted by the bay fronted lounge, with a feature fireplace, picture rails and wood style flooring, adding character and warmth to the space. The bright and airy dining room creates the perfect space for dinner parties and entertaining and offers a further feature fireplace picture rails and wood style flooring. The dining room opens to the kitchen, which features sleek contrast wood effect counter tops, plenty of upper and lower storage, tiled floor and a modern finish with ample space for appliances. There is also a door to the rear garden.

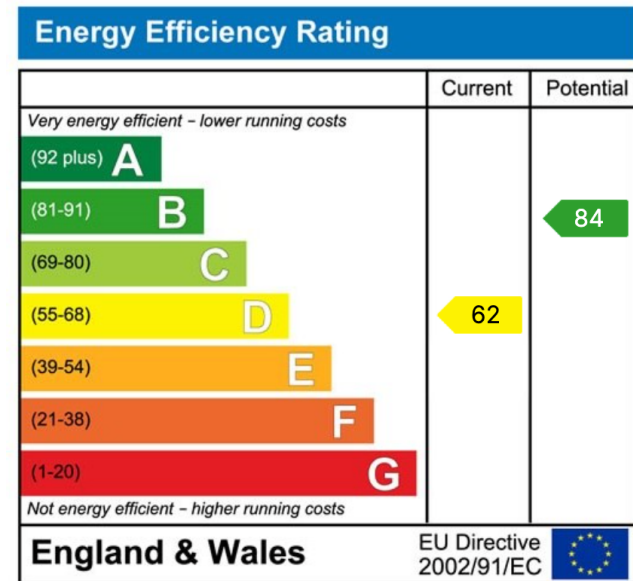
The first floor boasts two double bedrooms, both with feature fireplaces and one has built-in storage. The family bathroom is also situated on the first floor and is contemporary in design, with a WC, wash basin set into vanity unit, a large walk-in shower and a free-standing bath. There is a feature fireplace wood style flooring and built-in storage cupboard. Continuing up to the second floor, you will discover the master bedroom and en suite. This bright and spacious room features a large window, and a generous en-suite with a WC, wash basin set into vanity unit and a shower cubicle. A Velux style window adds natural light to the space. Lastly the rear garden offers a small paved patio area, an easily maintained lawn, mature shrubs and a garden shed.

The village of Rusthall offers a good range of shops and amenities including 2 general stores, a hardware shop, butchers, bakers, chemist, library, primary school & post office. There is also a good bus service providing access to Tunbridge Wells, which offers an array of fantastic pubs, bars and restaurants in addition to an abundance of shops. This property is located just a 10 minute (1.9 miles) drive away from Tunbridge Wells Train Station offering direct services to Tonbridge & the Coast. Tunbridge Wells is renowned for its reputable schools including both primary and secondary.





- Semi Detached Victorian House
- 2 Reception Rooms
- Family Bathroom
- Bay Fronted Lounge
- Council Tax C
- 3 Double Bedrooms
- En-Suite to Main Bedroom
- Downstairs Cloakroom
- Village Location
- EPC D



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Offices in Tunbridge Wells & Crowborough

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