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**KMJProperty**
Your local independent Estate Agent

Erskine Park Road, Rusthall, Tunbridge Wells

Offers In Region Of £400,000

3 1 2



Approaching the property you are welcomed by a small front garden.

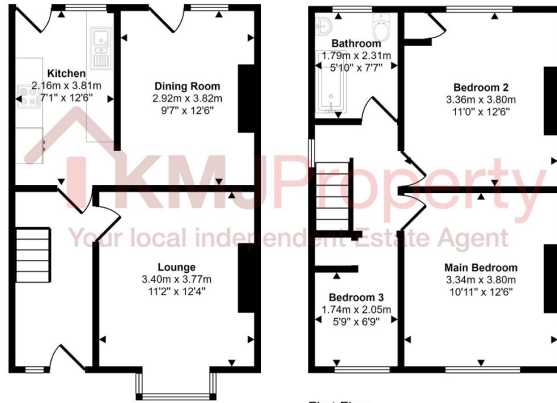
Upon entering the property you are greeted by a hallway with the stairs opposite the front door. To the right is the living room with feature fireplace, directly in front is the recently fitted kitchen and at the back right of the property is a separate dining room with doors out to the substantial rear garden.

On the first floor you are presented with 3 Bedrooms and a modern family bathroom.

The village of Rusthall offers a range of shops and amenities including 2 general stores, butchers, bakers, hardware store, post office, chemist, library and primary school etc. The local bus service offers a regular service to Tunbridge Wells which offers a wider range of shops, amenities, restaurants, bars etc, as well as the mainline station offering services direct to London and the Coast.



Approx Gross Internal Area
82 sq m / 886 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 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 Snappy 360.

- Good sized Garden
- Double Glazing
- 3 Bedrooms
- Upstairs bathroom
- Council Tax Band C
- Awaiting Probate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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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