



Local to you - contactable when you need us

**KMJProperty**
Your local independent Estate Agent

Ashley Park Close, Rusthall, Tunbridge Wells, TN4 8TB

Guide Price £375,000

🛏️ 2 🚿 1 🚪 2



GUIDE PRICE - £375,000 - £385,000

This well-presented property features a contemporary bathroom, inviting living space, 2 double bedrooms and a rear garden perfect for summer entertaining and relaxation. The convenience of allocated on street parking adds to the appeal of this lovely home.

Upon entering, you will be greeted by a generous hallway with 3 built-in storage cupboards for your convenience. Moving through you're greeted with a bright and cosy lounge, featuring oak wood flooring and convenient shelving units, boasting a modern touch while maintaining its character.

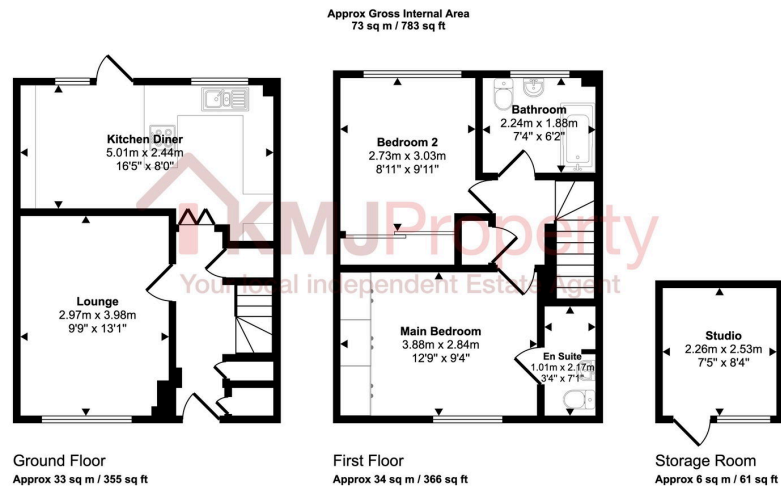
Seamlessly connecting is the kitchen/dining area with a contemporary feel boasting sleek countertops and cupboards, abundant storage space, sunk spotlights, LED lighting under storage and french doors leading to the private rear garden, ideal for al fresco dining or simply enjoying some fresh air.

Ascending upstairs presents 2 bright double bedrooms both boasting ample built in storage space for added convenience. The main bedroom includes an ensuite with WC and sink basin with room and opportunity to install a shower. The second bathroom provides a WC, Sink basin, shower over the bath and added wall storage.

Lastly the rear garden features an easily maintained artificial lawn area as well as decking perfect for garden furniture. Moving to the back of the garden is a versatile studio space perfect for an out of home office or extra storage space.

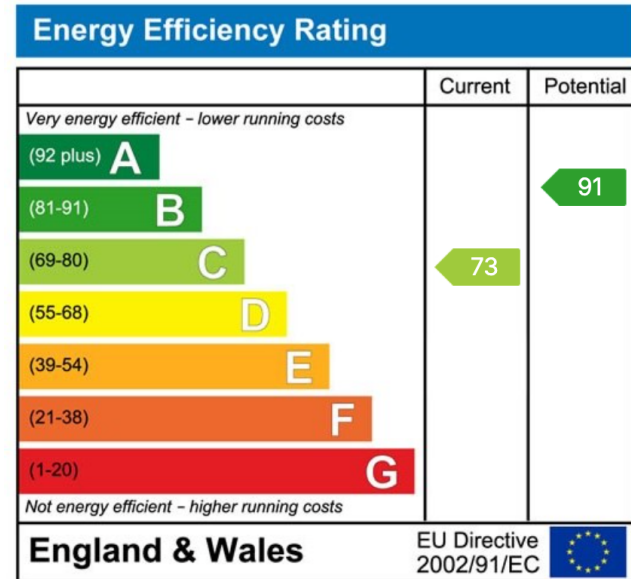
The property sits within easy reach of Rusthall's thriving High Street, which benefits from a butchers, bakers, library, chemist, hardware store, 2 general stores etc as well the village primary school. Situated approximately 2 miles West of Tunbridge Wells, Rusthall is within easy reach of the Town Centre and the abundance of shops, restaurants, bars and schools that Tunbridge Wells has to offer, shops range from supermarkets, well known chains down to independent tea rooms and boutique shops. The shopping experiences are varied from the Royal Victoria Shopping Centre, down to the High Street and on through to the famous Pantiles. Tunbridge Wells can be reached by car, bus (the 281 runs approximately every 12 minutes during the day) or on foot. Tunbridge Wells also has a mainline station which provides direct services to London and the Coast





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.

- Front and Rear Garden
- 2 Double Bedrooms
- Ensuite
- Studio Space
- Beautifully presented
- Village Location
- Council Tax C
- EPC C



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

- 📍 Tunbridge Wells
- 📍 Crowborough
- 📍 Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN
TUNBRIDGE WELLS