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Southwood Road, Rusthall, Tunbridge Wells

Offers In Region Of £535,000

3 1 2



Introducing this stunning property with a double driveway and garage - in a sought-after location. Situated in a peaceful and family-friendly neighborhood, this spacious home offers ample space for comfortable living. The double driveway provides plenty of parking for residents and guests, while the garage is perfect for secure storage.

Entering the property, to the left is a convenient downstairs WC. Continuing through is a spacious lounge area with bay windows to the front providing ample natural light, fitted shelving and a feature fireplace creating a cosy atmosphere.

Moving seamlessly through into the well-proportioned large dining room and kitchen area with French doors providing access to the garden giving you a seamless indoor outdoor living. The large garden is complete with an easily maintained lawn and paved area, further access into the kitchen and a convenient garden shed.

The modern kitchen boasts ample lower and upper storage space, wooden counter tops, attractive gloss tile splashbacks, under cupboard lighting and built in kitchen appliances as well as a breakfast bar.

Attached to the kitchen is access into the garage giving you access inside as well as out. The garage has been insulated to make it a useable space all year round. Currently being used as a utility room and gym, with extra storage in the boarded eaves.

On the first floor is an ample landing and three bedrooms, two double and one single, all boasting large windows creating a bright and airy environment. Also located on the first floor is a good-sized family bathroom with both bath and shower, wash basin, and a w/c, and attractive wall and floor tiling.

Situated approximately 2 miles West of the Spa Town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library, post office and Primary School. For a more diverse range of shops, facilities and mainline station, Tunbridge Wells town centre is a short bus ride away serviced by the 281 bus service, which runs approximately every 12 minutes during peak times. There is also a commuter coach which collects locally each day with destinations across London.

Council Tax Band- C





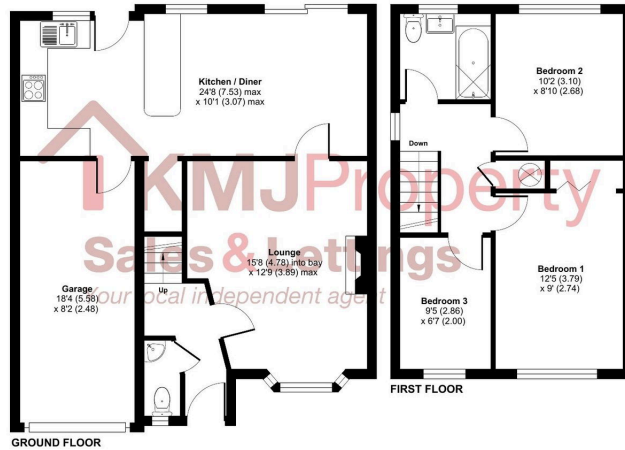
Southwood Road, Tunbridge Wells, TN4

Approximate Area = 902 sq ft / 83.7 sq m

Garage = 151 sq ft / 14 sq m

Total = 1053 sq ft / 97.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for K&M Property - REF: 1230451

- Off Street Parking
- 3 Bedrooms
- Spacious layout
- Rear Garden
- EPC C
- Garage
- Link Detached
- Modern
- Village Location
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
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