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Tristan Gardens, Rusthall, Tunbridge Wells

Guide Price £550,000

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Guide Price £550,000 - £575,000

Upon entering the property, there is a convenient WC to the right, ideal for guests or everyday use. Straight ahead is a spacious and well-lit living room, offering a comfortable space for relaxation. This flows into the dining room, creating an open and sociable layout that works well for both family meals and entertaining. The dining room leads directly into the kitchen, which is fitted with integrated hob and plenty of above-counter storage. The kitchen can also be accessed via a hallway to the left of the entrance, offering an alternative route and additional practicality.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from an en suite shower room, providing extra convenience. The second double bedroom boasts plenty of built-in storage. The third bedroom is also a double, offering plenty of natural light. The fourth bedroom is a smaller room, suitable as a child's single bedroom or an ideal home office for those working remotely.

The family bathroom includes a bath, WC, and basin, providing a practical space that could benefit from some updating.

The rear garden is a private and enclosed space, featuring a patio area that is perfect for outdoor dining in the warmer months. The garden is fenced for added privacy. A key feature of the outdoor space is the summer house/garden lodge, which is equipped with electricity making it a perfect spot for relaxing.

The property also benefits from a single garage and a driveway, providing secure parking and additional convenience. Although well maintained, this property would benefit from some minor cosmetic updating

The property is situated within the popular village of Rusthall on the outskirts of Tunbridge Wells. The village offers a good range of shops and amenities including but not limited to; a butchers, bakers, hardware store, chemist, general stores, hairdressers, library, coffee shop, medical centre, vets, dentist and primary school etc. The local bus service runs approximately every 15 minutes and heads into Tunbridge Wells. The Mainline Station is 1.7 miles by car or 1.6 miles on foot, this offers services to London and the Coast. Tunbridge Wells offers an eclectic mix of shops and eateries, from large well known chains down to the more independent, boutique types. There's also a mix of schools for all ages and abilities



Tristan Gardens, Tunbridge Wells, TN4

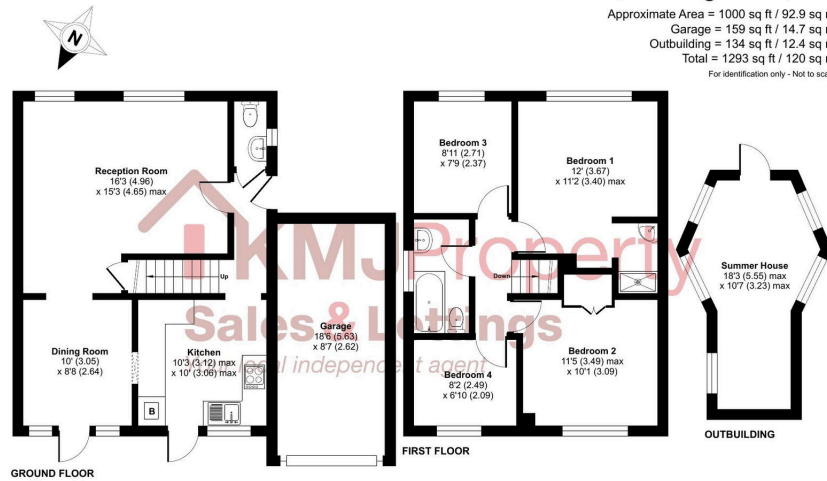
Approximate Area = 1000 sq ft / 92.9 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1293 sq ft / 120 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). © richcom 2023. Produced for K&M Property. REF: 1226693

- Detached
- Dining Room
- Single Garage
- Summer Out-House
- EPC: D
- 4 Bedrooms
- Driveway
- Front and Rear Garden
- Sought After Location
- Council Tax Band: E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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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