



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Rusthall Road

Offers In Region Of £625,000

🛏 4 🚿 2 🚗 2



Entering through a gated pathway, you are led to the side entrance of the property. Upon stepping inside, a welcoming hallway guides you to the main living areas. To your right, you'll find a convenient WC, perfect for guests.

Continuing along, to your left is the spacious open-plan living and dining area. This beautifully lit space benefits from dual-aspect windows, allowing natural light to flood in. It provides the perfect setting for relaxing, entertaining, and enjoying family meals.

At the end of the hallway, or accessed through the living-dining area, is the stylishly presented kitchen. Featuring elegant wooden worktops, sleek cabinetry, and ample above-counter storage, this space is as practical as it is beautiful. The central island doubles as a breakfast bar and additional storage, making it both a social and functional hub of the home. Adjacent to the kitchen is a well-equipped utility room, offering extra convenience and access to the rear garden.

Moving upstairs, you'll find a bright landing area leading to three bedrooms. The first two are generously sized doubles, offering plenty of storage and overlooking lush greenery. The third bedroom, slightly smaller, is a versatile space—ideal for a child's room or a home office.

Completing the first floor is the modern family bathroom, featuring a sleek vanity unit with ample storage, a stylish washbasin, and a walk-in shower.

The rear garden is a perfect retreat, with a patio area ideal for outdoor seating and dining. The lawn is easy to maintain, and the entire space is enclosed with fencing for added privacy.



