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**KMJProperty**
Your local independent Estate Agent

Edward Street, Rusthall, Tunbridge Wells

Guide Price £240,000

3 1 2



As you enter this property, you are greeted by a cosy living room featuring an exposed brick feature wall and a fireplace, creating a warm and inviting atmosphere.

Straight ahead, the spacious and bright dining room provides an ideal space for family meals or entertaining, with under-stairs storage keeping the area neat and organised.

Beyond the dining room, the kitchen is filled with natural light from a large window over the sink. It offers sleek cabinetry, modern countertops, and plenty of above-counter storage, creating a practical and attractive space.

Following the kitchen, the bathroom is fitted with a cubicle shower, wash basin, and toilet.

Upstairs, you will find two generous double bedrooms and a smaller single bedroom. The main bedroom offers ample space for storage and furniture, while the second bedroom is also a spacious double, ideal for use as a guest room. The third bedroom is a single, perfect for a child's room, a nursery, or a comfortable work-from-home space.

Outside, the rear garden is beautifully presented, laid mostly to patio for easy maintenance — the perfect setting for outdoor dining or relaxing. Enclosed by fencing and established shrubbery, the garden offers privacy and a peaceful atmosphere.

The property would benefit from some cosmetic updating, offering fantastic potential for first-time buyers or buy-to-let investors alike.

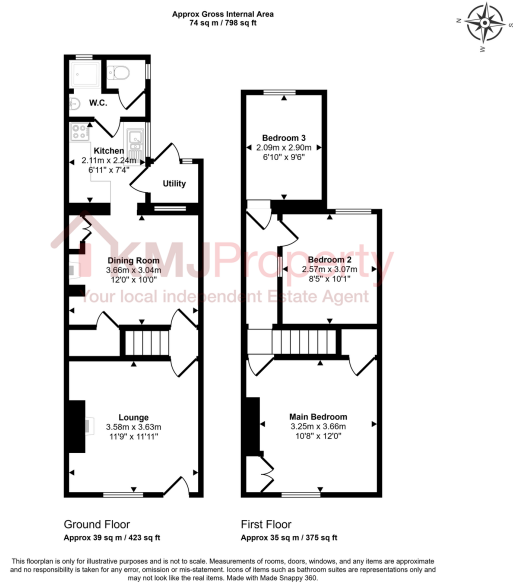
Rusthall is home to plenty of brilliant independent shops and amenities including, bakery, butchers, beautician, hair dressers, barbers, health food shop, library, medical centre, chemist, primary school, hardware store etc. Rusthall is just a short drive from Tunbridge Wells, which has some of the most highly regarded secondary and primary schools in the area,

Tunbridge Wells also has a Main Line Station with direct links to London and the coast. This property is located just 9 minutes away from the MLS and 5 away from central Tunbridge Wells.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on





- Terrace
- Separate Dining Room
- Downstairs Bathroom
- Low Maintenance Garden
- EPC: F
- 3 Bedrooms
- Modern Kitchen
- Spacious Living Room
- Desirable Location
- Council Tax band: C

