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Erskine Park Road, Tunbridge Wells

Guide Price £400,000

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GUIDE PRICE - £400,000 - £415,000

Located on the ever-popular Erskine Park Road in Rusthall, this well-presented three-bedroom home enjoys a convenient position close to village amenities, schools, and Rusthall Common. The property is set back behind a fenced front garden, with the added benefit of side access to the rear.

Stepping inside, you're welcomed by a spacious entrance hall—perfect for storing coats, shoes, and everyday essentials. There's also a handy cupboard tucked under the stairs, making great use of the space.

Straight ahead is the kitchen, fitted with sleek cabinetry, oak-effect worktops, and a good range of storage solutions. A door provides direct access out to the rear garden, making it practical for everyday use and ideal for outdoor dining in warmer months.

To the front of the house is the reception room, a bright and comfortable space with a large bay window that allows plenty of natural light to fill the room. It's a cosy and versatile area, well-suited for relaxing at the end of the day.

Beyond the lounge is a dedicated dining room, well-positioned between the kitchen and conservatory, creating a natural flow for hosting and family mealtimes.

At the rear of the property is the standout feature—the conservatory. This spacious and light-filled room offers year-round enjoyment with views out to the garden. Whether used as a second sitting room, playroom, or home office, it's a flexible addition that really adds to the home's appeal.

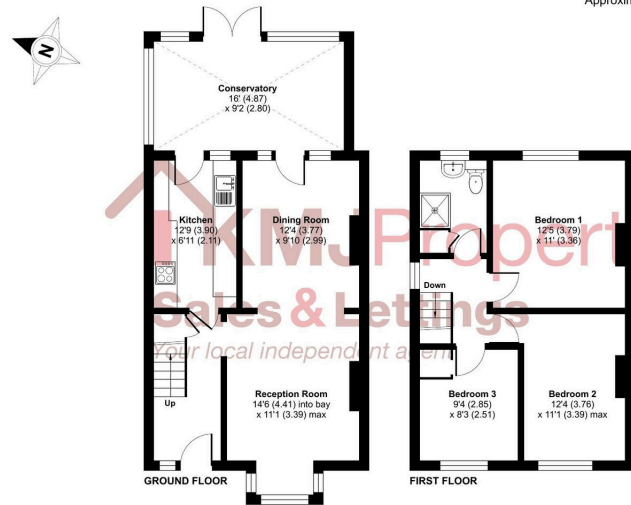
Upstairs, the property offers three bedrooms and a family bathroom. The main bedroom is a generous double with a front-facing aspect and plenty of space for storage. The second bedroom is also a good-sized double overlooking the garden, while the third bedroom is a comfortable single—ideal as a child's room, guest room or study. The bathroom is fitted with a cubicle shower, basin and toilet.

Outside, the rear garden is mostly laid to patio, making it an ideal low-maintenance space for outdoor dining and entertaining. Raised beds provide attractive gardening options for planting and seasonal colour, while a gated side entrance adds convenience.



Erskine Park Road, Tunbridge Wells, TN4

Approximate Area = 1045 sq ft / 97 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 2024. Produced for K&M Property. REF: 1202093

- Semi Detached
- 3 Bedrooms
- Conservatory
- Recently Refurshibed Kitchen
- Spacious Living Room
- Low Maintenance Garden
- Benefit from Minor Updating
- Desirable Location
- EPC: D
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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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