



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Shirley Gardens, Rusthall, Tunbridge Wells

Offers In Region Of £650,000

4 2 1



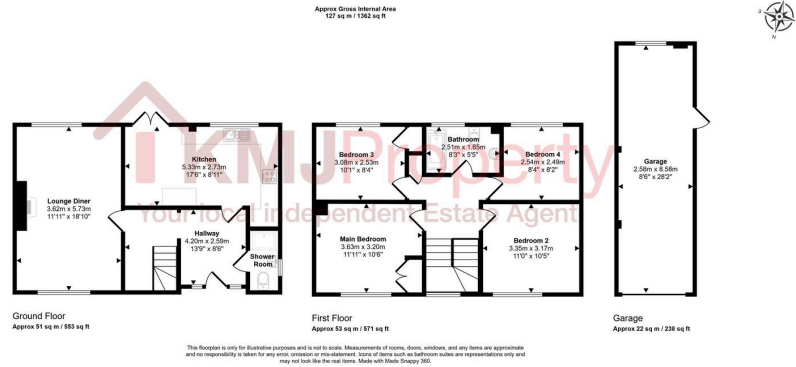
Tucked away in a quiet cul-de-sac off the ever-popular Shirley Gardens in Rusthall, this well-presented four-bedroom home offers generous living space, off-road parking, and a charming garden — all in a peaceful yet well-connected location. The exterior includes a private parking space, and steps lead up to a well-maintained front garden and the main entrance. Inside, a spacious hallway gives a great first impression and provides access to all ground floor rooms. To the right, there's a modern shower room — a convenient addition for busy mornings or visiting guests. Straight ahead lies the bright and inviting kitchen diner. This well-planned space is perfect for everyday family meals or entertaining, with ample counter space, above-counter storage, and direct access to the rear garden through French doors. Back through the hallway, you'll find the large living room, flooded with natural light from windows at both ends. An exposed brick fireplace serves as a central feature, giving the room a warm and cosy feel — ideal for relaxing evenings.

Upstairs, a spacious landing leads to four well-proportioned bedrooms. The main bedroom is a generous double with plenty of space for wardrobes and furnishings. Bedrooms two and three are also doubles, both flooded with natural light. The fourth bedroom is a comfortable single — perfect as a child's room, a nursery, or a home office. A modern family bathroom, complete with a shower over bath, wash basin and WC, completes the upstairs layout.

The rear garden is a true delight — mainly laid to lawn with mature shrubs, and a paved patio ideal for outdoor dining and relaxing in the warmer months. The garden feels private and secure, making it a great space for both entertaining and unwinding. Adjacent to the kitchen is the garage, providing useful storage or workshop space, and the convenience of side access from the garden.

This much-loved home has been carefully maintained over the years and, while it remains in excellent condition, it offers scope for some light cosmetic updating to suit modern tastes. The property is situated in the popular village of Rusthall, which offers a good selection of shops and amenities, including 2 general stores, chemist, bakers, butchers, hardware store, primary school and library and just a drive away (2 miles) from Tunbridge Wells town centre, you'll have additional amenities, shops, restaurants, and entertainment options. Tunbridge Wells is home to some of the most credible primary and secondary schools in the area, Tunbridge Wells Station is also just a short 10 minute drive from the property.





- 4 Bedrooms
- Detached
- Spacious Living Room
- Kitchen Diner
- Large Garage
- Off Road Parking
- Desirable Location
- Beautifully Presented Garden
- EPC: D
- Council Tax Band: E

