



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Bretland Road, Tunbridge Wells

Offers Over £360,000

2 1 0



Located on the ever-popular Bretland Road in Rusthall, this two-bedroom mid-terrace property presents a fantastic opportunity for buyers looking for a project with plenty of potential in a desirable and well-connected location.

To the front, a small walled courtyard provides a touch of privacy from the street. Once inside, you're welcomed into a bright and well-sized lounge, with ample space for seating and furniture, and plenty of scope for redecoration or redesign.

Continuing through, the second reception room offers versatility as a dining room or additional living space. A large rear window allows plenty of natural light in, and there's a useful under-stairs storage cupboard, perfect for coats, shoes, or general household items.

At the rear of the home, the kitchen is fitted with a range of base and wall units, generous counter space, and an integrated hob with extractor. A large window above the sink helps make this a bright, functional space. A door leads out to the rear garden, which offers lots of potential, with both a patio and lawn area, and a fenced boundary providing privacy and security.

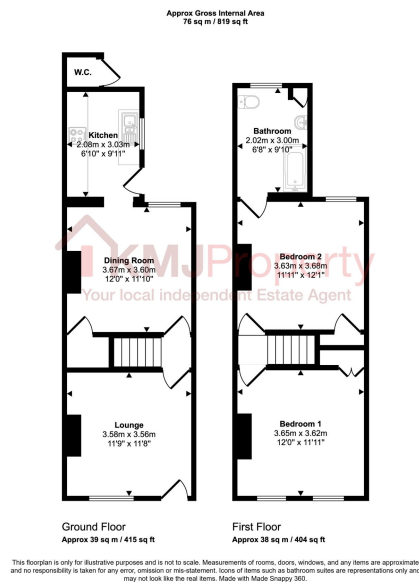
An external WC is also accessed from the garden.

Upstairs, the home offers two generously sized double bedrooms, both with built-in storage. The main bedroom, located at the front of the house, benefits from two large windows that flood the space with natural light, along with excellent built-in storage. The second double bedroom, at the rear, also includes built-in storage and has direct access to a spacious bathroom. While currently only accessible through this bedroom, the bathroom could be reconfigured (subject to planning) to serve as a main family bathroom accessed from the landing — making it far more practical for modern living.

The second double bedroom, at the rear, is equally spacious, with two windows flooding the room with natural light, and built-in storage completing the space.

This home offers huge potential to add value, and would be ideal for first-time buyers, investors, or anyone looking to create a home to their own specification. It also boasts an amazing location. Local amenities include two cafés, a bakery, butcher, ironmonger, health shop, chemist, library, fish and chip shop, convenience store with Post Office, beauty





- Project Property
- 2 Double Bedrooms
- 2 Reception Rooms
- Well Equipped Kitchen
- En Suite Bathroom
- Exterior WC
- Rear Garden with Patio Area
- Brimming with Potential
- EPC: D
- Council Tax Band: C

