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28a Manor Road, Rusthall

£750,000

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Situated on the sought-after Manor Road in Rusthall, this well-maintained property comes to the market for the first time since it was significantly extended in the 1960s. Offering ample space and potential, the home has been lovingly cared for over the years but would benefit from some minor cosmetic updating throughout.

As you approach the property, you are greeted by a spacious driveway accommodating multiple cars, with a gated side access leading to the rear garden.

Entering the home, you are welcomed into a practical porch, ideal for storing shoes and coats. From here, the central hallway connects you to the main living areas. To the right, you'll find the expansive living room, a bright space perfect for both relaxing and entertaining. Sliding doors at the rear open onto the garden, allowing natural light to flood in and creating a seamless indoor-outdoor flow.

The living room flows into the dining area and the adjoining kitchen, a well-proportioned space featuring built-in appliances, plenty of above-counter storage, and generous worktop space. A side door in the kitchen provides additional access to the garden.

To the left of the hallway is a versatile reception room, which could serve as a study, a home office, or a fifth bedroom, depending on your requirements.

There is also a downstairs WC for added convenience.

The staircase leads straight up to a bright and spacious landing. The first floor features three double bedrooms and one single bedroom.

The main bedroom is a generously sized and light-filled space, complete with built-in storage and its own en-suite WC. The second bedroom, also bright and well-proportioned, overlooks the rear garden. The third bedroom, currently used as a study, is a comfortable double room, offering flexibility for a variety of uses. The fourth bedroom is a single, ideal for a child's room, guest accommodation, or additional workspace.

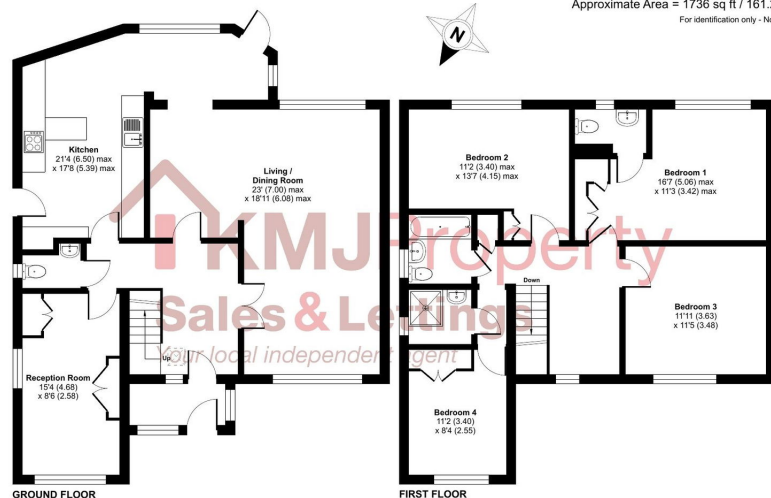
The first floor is completed by a family bathroom equipped with shower over bath and a separate shower room, ensuring practicality for modern living.

The rear garden features a well-maintained lawn and a spacious patio



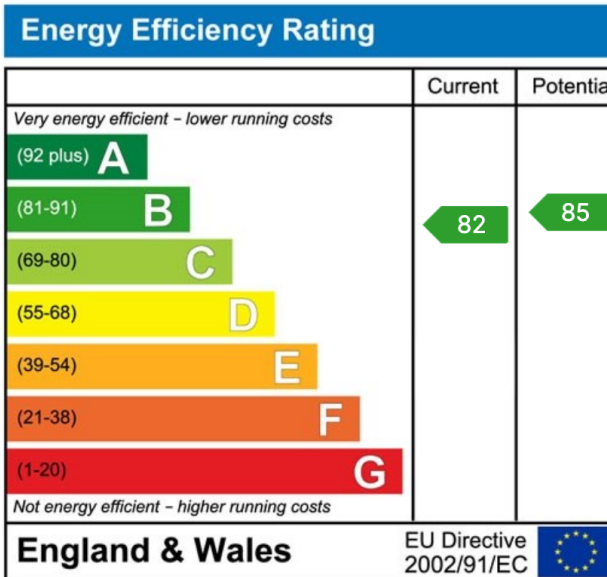
Manor Road, Rusthall, Tunbridge Wells, TN4

Approximate Area = 1736 sq ft / 161.2 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). © richwcom 2023. Produced for K&M Property - REF: 1242374

- Detached
- Downstairs WC
- Large Living Room
- Sought After Location
- EPC: B
- 4/5 Bedrooms
- Bathroom and Shower room
- Driveway
- Rear Garden with Patio
- Council Tax Band: E



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