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 **KMJProperty**
Your local independent Estate Agent

Woodside Road, Rusthall, Tunbridge Wells

Offers In Region Of £300,000

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Located at the end of a quiet no-through road, this well-presented two-bedroom home offers privacy and a desirable elevated position.

As you enter the property, you are met by the spacious living room, where a character fireplace adds warmth, and a large window fills the space with natural light, making it a cosy and inviting space. To the rear, the bright and spacious kitchen dining area benefits from plenty of storage and a large window, creating an airy and functional space. The dedicated dining area is perfect for family meals and socialising. A door provides direct access to the rear garden.

Upstairs, the main bedroom is a well-proportioned double, flooded with natural light. The second bedroom is smaller and overlooks the garden, making it an ideal child's room or home office. The family bathroom includes a shower over the bath for added convenience.

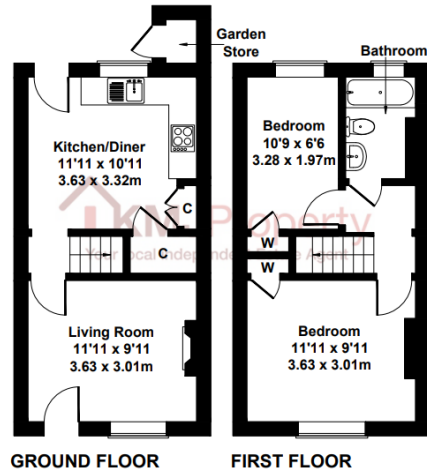
The rear garden features a split-level layout with both patio and decking, offering a low-maintenance outdoor space perfect for dining and entertaining.

Located in the desirable Denny Bottom area of Rusthall village, this property is close to a variety of independent shops and a local school St. Paul's CE Primary School (0.8 miles) with direct access to the picturesque Rusthall Common. Tunbridge Wells, just a short 7 minute drive away (1.6 miles), offers an even broader range of social, retail, and educational amenities, including two theatres, extensive shopping at North Farm Retail Park and Royal Victoria Place Shopping Centre, and a variety of independent shops, restaurants, and bars around The Pantiles and Mount Pleasant. Tunbridge Wells also benefits from two mainline railway stations with links to London and the south coast, as well as convenient local bus services.



Woodside Road, Rusthall, TN4 8PZ

Approximate Gross Internal Area
592 sq ft - 55 sq m



- 2 Bedroom Terrace House
- Open Plan Kitchen/Diner
- 2 Double Bedrooms
- Low Maintenance Garden
- Elevated Position
- Feature Fireplace
- Quiet Location
- Rusthall Village
- EPC: C
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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AWARDS
2023
★★★★★
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