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# Erskine Park Road, Tunbridge Wells

Offers Over £385,000

3 1 2



This charming home boasts a well-presented exterior, featuring a small front courtyard that enhances its kerb appeal. A pathway leads to the side entrance, welcoming you into a thoughtfully designed living space.

Stepping inside, to your left, you'll find a cosy lounge with a large front-facing window that allows plenty of natural light to fill the room—creating an inviting space to relax. To your right, the well-proportioned dining room provides the perfect setting for family meals and entertaining. This room also benefits from under-stair storage, ideal for keeping shoes and coats neatly tucked away, and offers access to the rear garden.

Beyond the dining room, the kitchen is a functional and well-lit space, featuring an integrated hob, ample counter space, and generous above-counter storage. A large window floods the room with natural light, enhancing its bright and airy feel.

Adjacent to the kitchen, a small utility area provides additional convenience and leads to the downstairs bathroom. The bathroom is well-equipped with a vanity unit incorporating an integrated sink and toilet, along with a shower-over-bath.

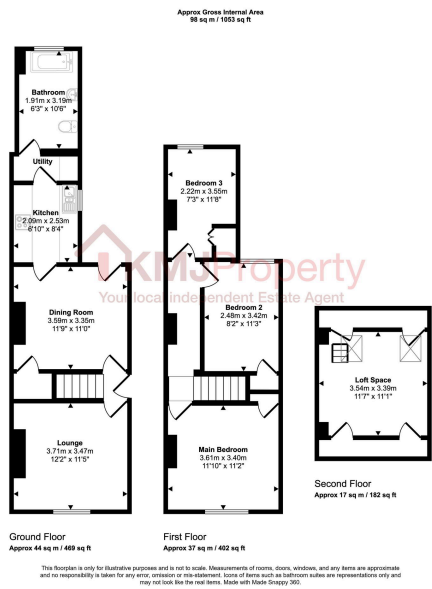
Moving upstairs, to your left, you'll find the spacious main bedroom, a comfortable double with ample storage space and a large window allowing plenty of light. Further along the hallway, the second bedroom is a slightly smaller double, complete with built-in storage. Towards the rear of the house, the third bedroom is a cosy small double, making it an ideal space for a child's room or home office, with views overlooking the garden.

This property also benefits from a generous loft space, accessed via a ladder, featuring two Velux windows that bring in plenty of natural light—offering excellent potential for additional storage or extension (subject to planning permission)

Externally, the rear garden is well-maintained, with a small patio area perfect for outdoor dining and a neatly kept lawn, providing a peaceful space to unwind.

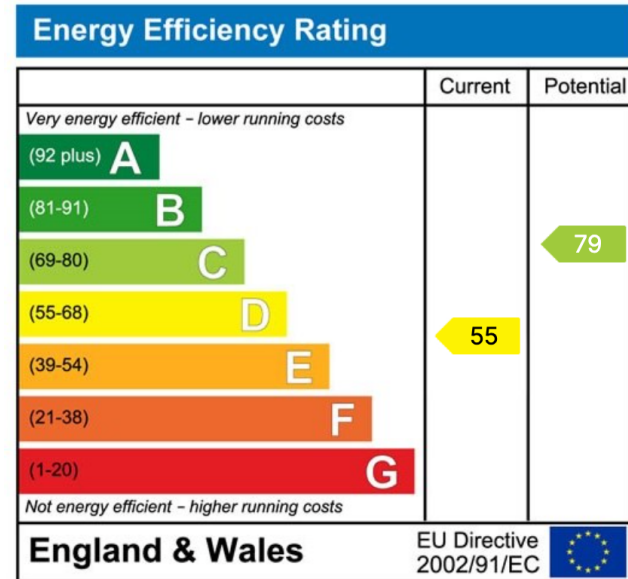
Rusthall is a bustling village with a vibrant community, the village offers, a butchers, bakers, chemist, general stores, library, medical centre, dentist and primary school, among many other shops and amenities. The town of Tunbridge Wells is just a short drive or bus ride away and offers a wider selection of shops, amenities and schools for all ages and abilities





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

- Semi Detached
- 3 bedrooms
- Downstairs Bathroom
- Dining Rom
- Bright Kitchen
- Spacious Living Room
- Utility Area
- Rear Garden with Patio
- EPC: E
- Council Tax Band: C



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