



48 Southwood Road
Rusthall, Tunbridge Wells, Kent



A spacious and well-presented family home, having been extended, comprising of living room, family room, kitchen/breakfast room, 4 bedrooms (plus additional upstairs study) 2 bathrooms, and situated in a popular residential area within easy reach of the local amenities.

Guide Price £585,000 Freehold

Situation: The property is situated in a quiet, convenient residential area in Rusthall village within walking distance of the High Street, which offers a good range of shops and services for everyday needs including a butcher, chemist, post office and general store. Tunbridge Wells is approximately two miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall. For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and there is a village primary school in Rusthall.

Description: The property is well-presented and has been extended to create a spacious family home. Arranged over three floors, the accommodation includes, on the ground floor; an entrance porch; an entrance hall with oak engineered flooring, large storage cupboard and adjacent downstairs w/c; a well-proportioned formal living room with oak engineered flooring, wood burner, and bay windows providing a good deal of natural light; a good-sized family room with attractive oak engineered flooring; and a spacious kitchen/breakfast room with vaulted ceiling including two Velux windows, French doors providing access to a large raised area of decking and the garden, a feature exposed brick wall, and attractive marble tile flooring with underfloor heating. In addition, there is a wide range of shaker style wall and base units, complementary wood work surfaces, a centre island with granite work surface, 5 ring range, integrated dishwasher, ceramic one and a half bowl sink with mixer tap over, and utility area with plumbing for a separate washer and dryer.

On the first floor there is a spacious landing and two good-sized double bedrooms, with the spacious principal bedroom benefiting from twin fitted wardrobes, an additional separate study ideal for home working, and a clean and crisp family bathroom featuring roll top bath with rain shower as well as shower over, period style heated towel rail, and attractive wall and floor tiling.

On the top floor are two further double bedrooms and a bathroom with large walk-in shower with attractive gloss wall and floor tiling.

To the front is a low maintenance front garden bordered by a low-lying brick wall, and to the rear a good-sized garden mainly laid to lawn and area of raised decking ideal for outdoor entertaining.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: C

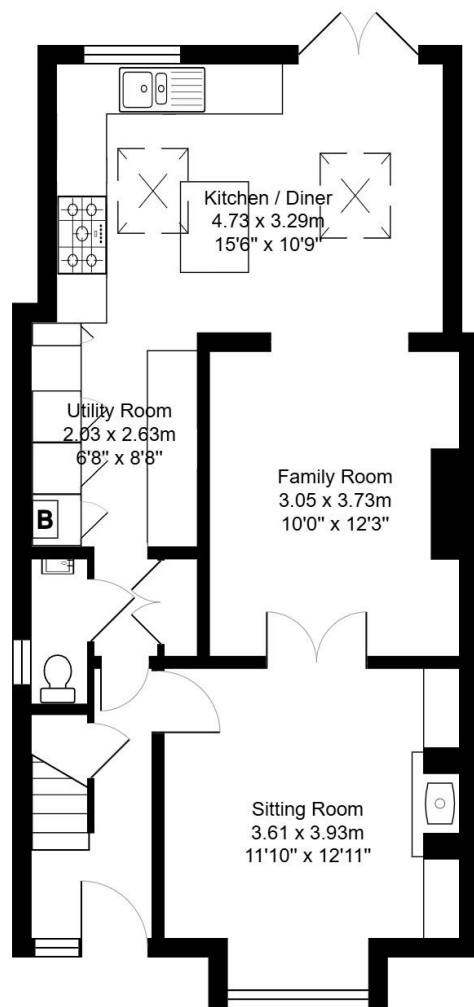
Current EPC Rating: D

Directions: Property postcode TN4 8SP

Viewing: Strictly by appointment through the sole selling agents, Green Lizard (01892 619888)

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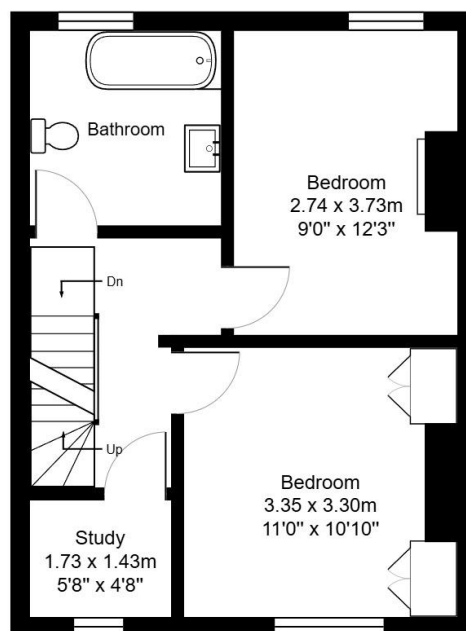
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



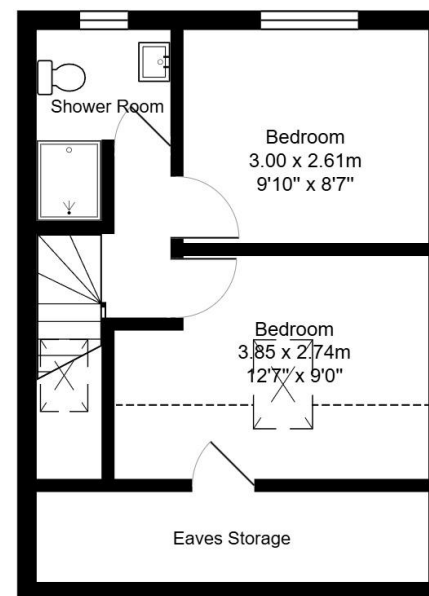
Ground Floor
Area: 55.6 m² ... 598 ft²

Total Area: 119.7 m² ... 1289 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only



First Floor
Area: 37.7 m² ... 406 ft²



Second Floor
Area: 26.5 m² ... 285 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the



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