



58 Shirley Gardens, Tunbridge Wells, TN4 8TQ

£1,995 Per month



Arranged over two floors, the accommodation comprises, on the ground floor; a light and airy entrance hall with adjacent storage cupboard for coats and shoes; a well-proportioned living room with feature fireplace with wood burner and solid wood mantle; a dining area adjacent to which is a garden room with sliding doors providing access to the garden; a kitchen with a wide range of shaker-style wall and base units, Swedish wood work surfaces, tile splashbacks, SMEG oven, 5-ring hob, and stainless steel extractor fan; a lobby with plumbing for a washing machine and dryer; and adjacent downstairs contemporary bathroom with attractive wall and floor tiles, large walk-in shower, w/c, basin, and heated towel rail. Also located on the ground floor are two bedrooms, currently being utilised as home offices.

On the first floor is a landing and three bedrooms, two of which being good-sized doubles. Also located on this floor is the well-presented contemporary family bathroom with new England style shutters, large walk-in shower, attractive wall and floor tiles, and heated chrome towel rail.

There is a brick driveway to the front of the property, large front garden laid to lawn, and garage. To the rear is a private garden, mainly laid to lawn, large patio ideal for entertaining, and large garden shed.

Rusthall is an excellent location to live with shops, restaurants and pubs. within walking distance to the local primary school and on the bus route to Tunbridge Wells with a bus every 15 minutes.

Council Tax Band C

- Refurbished Property
- GCH
- Garage
- 5 Bedrooms
- Off Road Parking
- Available Immediately



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	85
England & Wales		EU Directive 2002/91/EC 	