



Connells

Ashbourne Court Bretland Road
Tunbridge Wells



Property Description

A deceptive four bedroom end of terrace home which features really good room sizes, off road parking and a single garage. There is a cabin at the end of the garden which is currently used as a bar/snug with a log burning stove. This would be an ideal home office.

The accommodation comprises of, Entrance Hall, Cloakroom and Kitchen Dining Room to the ground floor. Lounge to the front of the first floor and Bedroom one with en suite bathroom. The second floor consists of Bedroom Two and Three to the front and Bedroom four and the bathroom to the rear. All four bedrooms feature built in wardrobes. The rear garden is a good size due to the vendor purchasing extra parcel of land at the end. The garden features an array of mature plants, shrubs and trees as well as seating areas and an area of lawn. The cabin at the end of the garden currently features a bar and working log burning stove. There is a garage and off road parking with the house.



The house is just outside the village of Rusthall which has a good range of independent retailers as well as convenience store and school. There is also direct access to the pretty and extremely popular Rusthall Common. Royal Tunbridge Wells has a vast array of shopping and leisure facilities including two theatres, North Farm retail park and the Royal Victoria Place shopping centre as well as a range of independent retailers, restaurants and bars all accompanied by the historic Pantiles.

Entrance Hall

Cloakroom

Kitchen Dining Room

17' 2" x 10' 11" (5.23m x 3.33m)

Lounge

17' 2" x 15' 3" (5.23m x 4.65m)

Bedroom One

17' 3" x 9' 9" (5.26m x 2.97m)

En Suite

Bedroom Three

13' 8" x 6' 3" (4.17m x 1.91m)

Bedroom Four

10' 3" MAX x 9' 2" (3.12m MAX x 2.79m)

Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m)

Bathroom

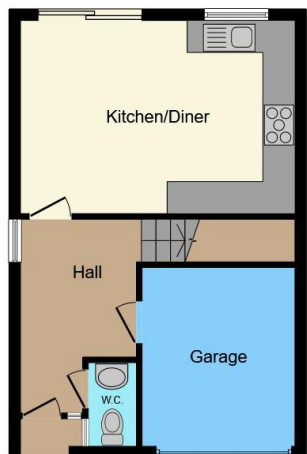
Rear Garden

Garden Cabin

15' 5" x 15' 4" (4.70m x 4.67m)

Garage

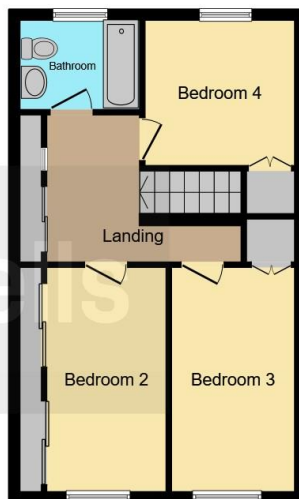




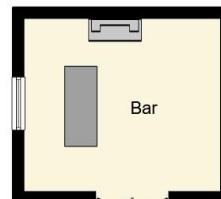
Ground Floor



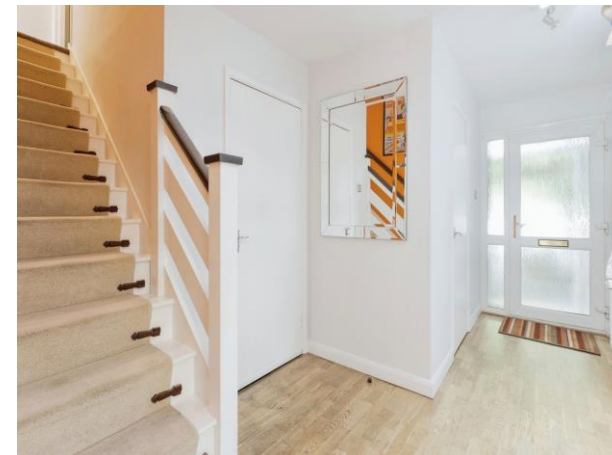
First Floor



Second Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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