



33 Shirley Gardens, Rusthall, Tunbridge Wells, Kent TN4 8TH

Price Range: £600,000 - £625,000 Freehold

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this five bedroom family home occupying a pleasant setting within a crescent and approximately 0.5 of a mile of the village centre's extensive amenities that affords most day-to-day requirements. The house is a similar distance from footpaths into Rusthall Common and neighbouring countryside. The property has been extended to provide generous accommodation comprising entrance hallway, modern kitchen with range-style oven, large open plan lounge / dining room with log burner and a large conservatory. To the first floor, there are two double bedrooms, a further large single bedroom, bathroom and separate WC. The loft extension provides two double bedrooms with storage.

Outside, there is a large sunny patio area and steps down to the spacious, predominantly laid to lawn, garden with access to Lower Green Road from the bottom of the garden. There is an internal passageway giving covered access to the front where there is a driveway and garage.

- 5 Bedroom Semi-Detached House
- A Favoured Cul-De-Sac Location
- Generous Accommodation
- Large Rear Garden
- Parking and Garage
- Potential for Further Extension (STPP)
- Wood Burning Stove
- Modern Presentation
- Council Tax Band: D





LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately 2 miles from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour.

Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles.

There are highly regarded schools in the area including independent, grammar and Church comprehensive schools for children of all ages.

The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



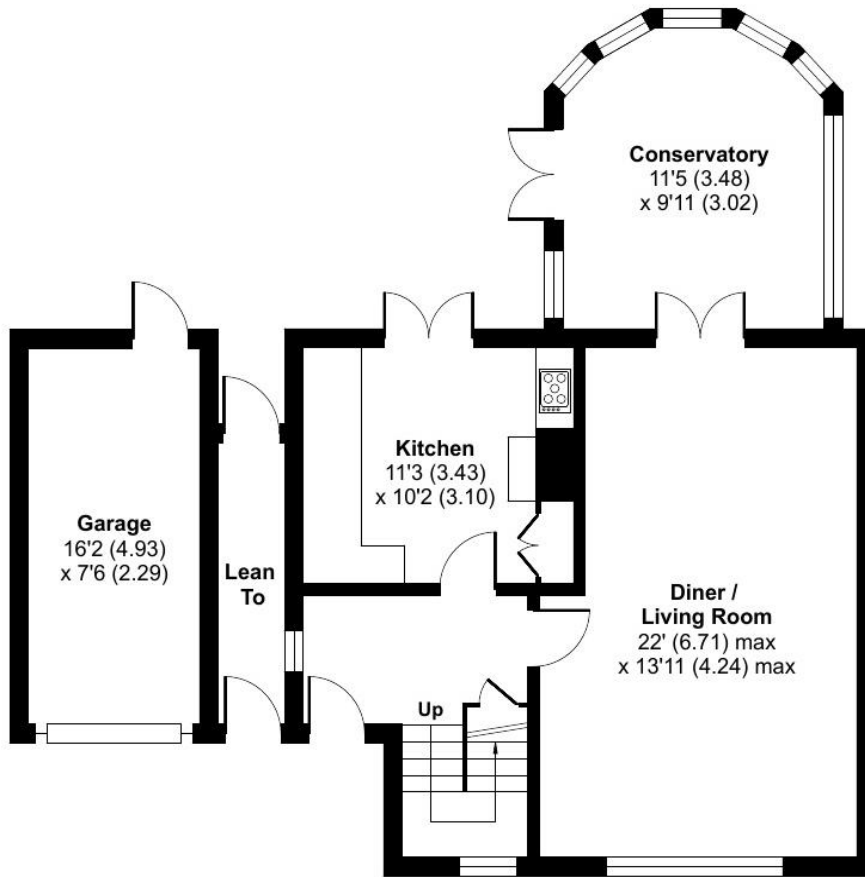
Approximate Area = 1452 sq ft / 134.8 sq m (excludes lean to)

Garage = 121 sq ft / 11.2 sq m

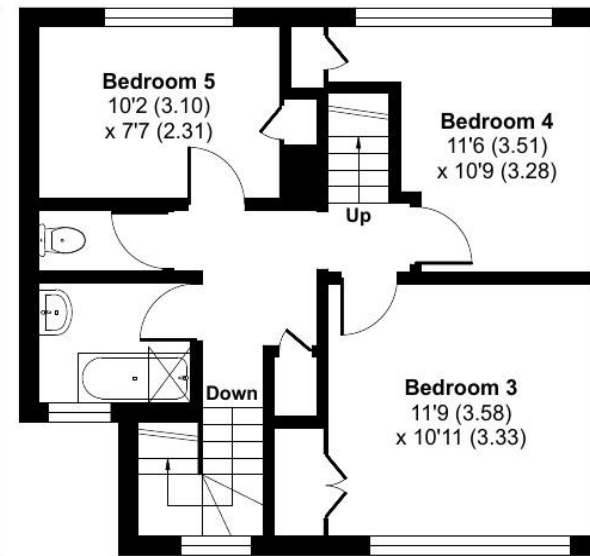
Total = 1573 sq ft / 146.1 sq m

For identification only - Not to scale

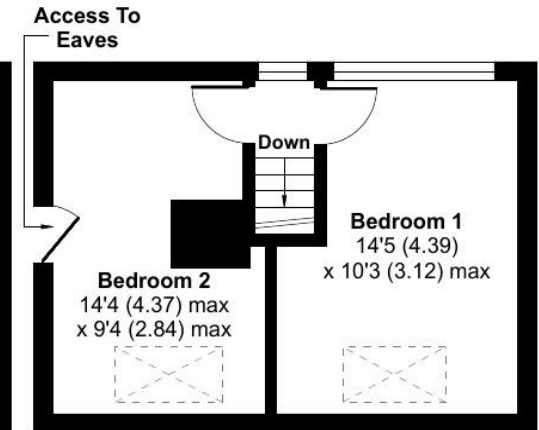
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR



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