



Meadow Road, Rusthall, Tunbridge Wells, Kent TN4 8UL

Guide Price £500,000 Freehold

When experience counts...

est. 1828  
**bracketts**



A bright and spacious three storey semi-detached house enjoying a central location ideal for the amenities of Rusthall Village. There is a bay window reception to the front, dining / family room to the rear which is open plan to the kitchen. At the rear of the kitchen is an office space and this, in turn, leads onto a conservatory which the vendors use as a dining room. This enjoys direct access to the garden. The first floor has two bedrooms and a large bathroom with separate shower and large bath, plus 'his' and 'hers' basins. A further flight of stairs leads to the second floor which has an attic space (used by vendors as a double bedroom), plus a bedroom to the front with sloping ceilings.

The property is well presented, offers inviting accommodation and has gas central heating. The garden has gated side access, a timber garden shed and level lawn - is ideal for al fresco dining. We recommend viewing.

- Edwardian Semi-Detached House
- 3 Storey
- 2 Receptions
- Fitted Kitchen
- Conservatory
- Large First Floor Bathroom
- 3 Bedrooms
- Loft Space
- Side Access
- Lawned Garden with Shed





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

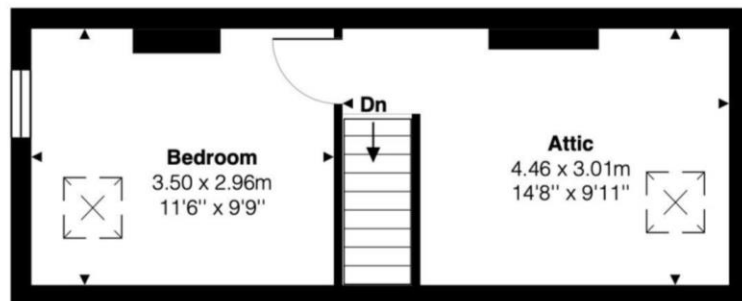
## Additional Information:

Council Tax Band: D



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Gross Internal Area Approx 1228 sq ft / 114.1 sq m

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	61	82		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)	61	82		
E				
(21-38)				
F	61	82		
(1-20)				
G	61	82		
(1-20)				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				
WWW.EPC4U.COM				

