



Woodside Road, Tunbridge Wells, Kent, TN4 8PY

Price Range: £335,000 - £350,000 Freehold

When experience counts...

est. 1828
bracketts

Tucked away in the picturesque Toad Rock area of Rusthall, Bracketts are delighted to offer for sale this beautifully preserved 2-bedroom cottage which offers an abundance of charm just 1.4 miles from Tunbridge Wells mainline station. Featuring an inviting lounge with a working fireplace, original pine floors, and tongue-and-groove panelled walls and ceiling that exude character; the kitchen/diner comes equipped with solid beech worktops, integrated appliances, and smart storage solutions including under-stair space, while upstairs presents a spacious double bedroom with in-built storage, a generous single, and a well-sized bathroom with shower-over-bath and built-in cupboard, all topped off with a versatile loft room ideal for a home office or creative retreat. There is a delightful rear garden with both a decked area, shed and lawn offering space to relax or entertain. The property is offered for sale with no forward chain.

- NEW TO THE MARKET
- TWO BEDROOM MID TERRACE HOUSE
- LOUNGE WITH FIRE
- KITCHEN/ DINING
- TWO BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- NO FORWARD CHAIN



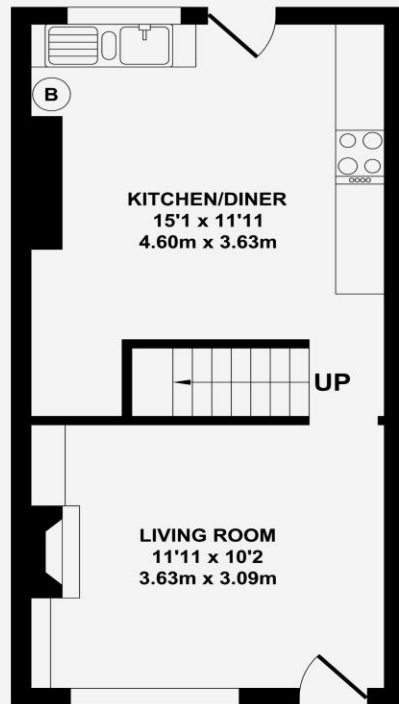


LOCATION:

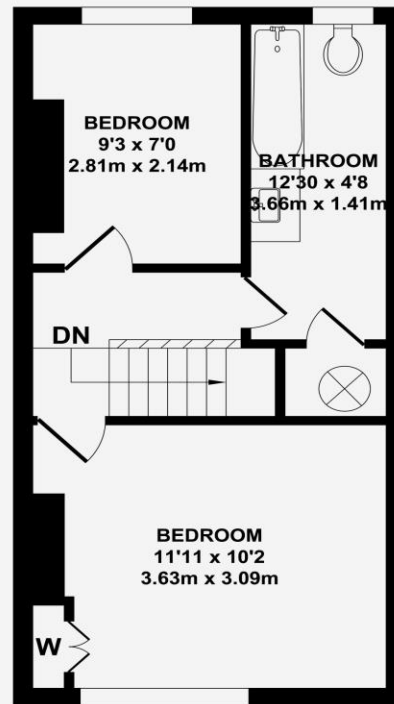
The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately one mile from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour. Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles. The area is well served for schooling with a range of independent, grammar and Church comprehensive schools, all of which are highly regarded. The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.



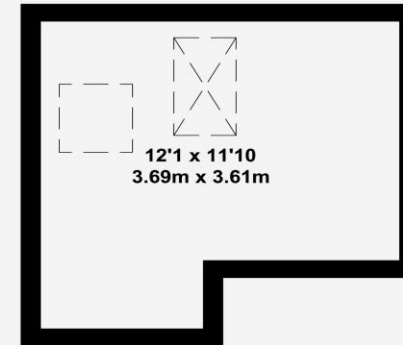
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GROUND FLOOR
APPROX. FLOOR AREA
304 SQ.FT.
(28.27 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
304 SQ.FT.
(28.27 SQ.M.)



LOFT
APPROX. FLOOR AREA
134 SQ.FT.
(12.46 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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