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Cottington Drive, Rusthall, Tunbridge Wells

£425,000

 3  1  2



Tucked away in a well-maintained modern development, this attractive three-bedroom end of terrace home offers light-filled living, a beautifully kept property, driveway and a versatile layout with thoughtful upgrades throughout.

Upon entering the property just off the kitchen is a convenient downstairs WC, perfect for hosting and everyday living. Heading into the modern, well maintained kitchen/dining with ample lower and upper storage cupboards, integrated appliances, wine racks, contrast counter-tops and ample room for dining. The kitchen is also equipped with underfloor heating.

Moving through into the beautifully presented living space offers a bright, modern, and welcoming atmosphere, ideal for both relaxing and entertaining featuring contemporary feature wall with a stylish fireplace. In addition the large patio doors flood the room with natural light and create a seamless connection to the conservatory beyond.

The conservatory provides a stunning additional living and dining area, with a fully glazed roof that maximises light throughout the day. Finished with sleek tiled underfloor heating, it comfortably accommodates a dining table and chairs, making it perfect for family meals or entertaining guests. Double doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

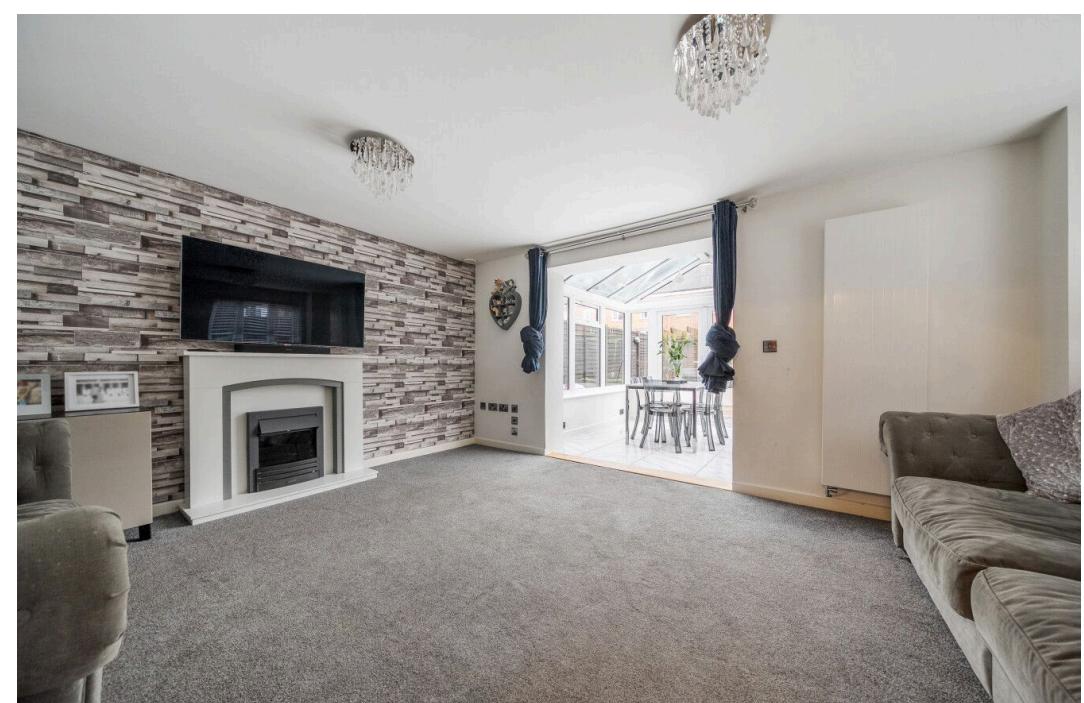
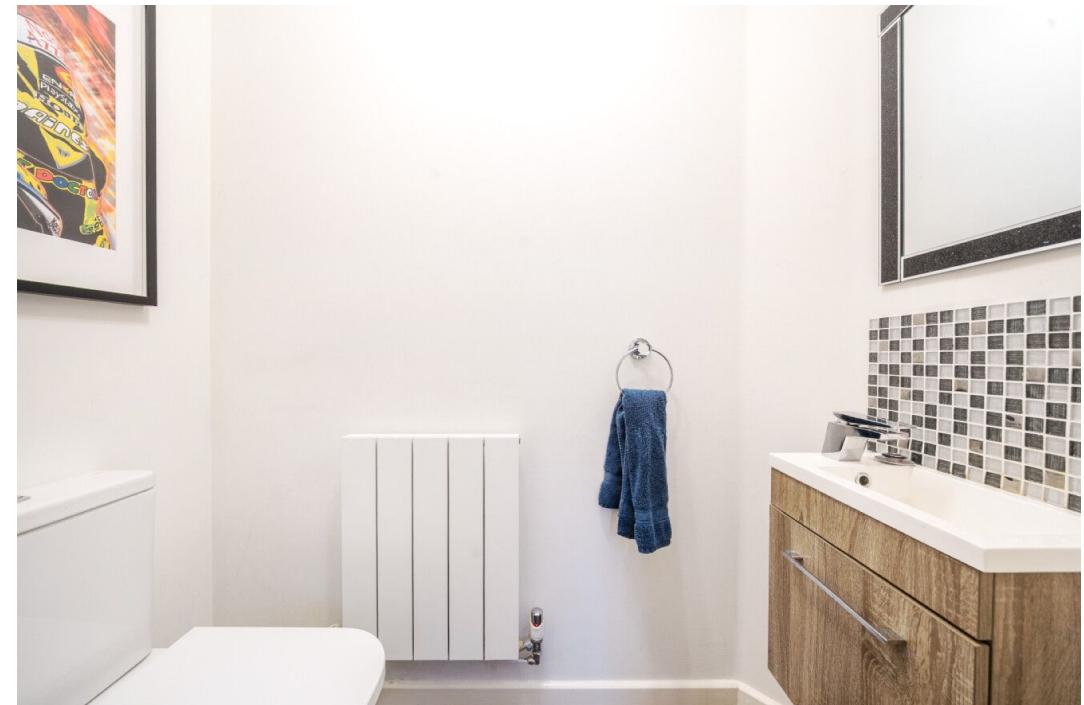
Heading to the first floor stands 2 double bedrooms and 1 single as well as the beautifully finished family bathroom. All bedrooms benefit from large windows creating a light and bright atmosphere. The family bathroom is equipped with a WC, wash basin, and shower over bath.

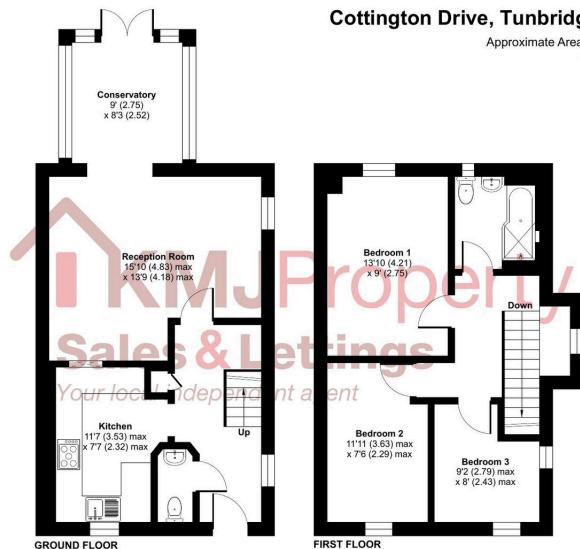
Lastly heading outside is the well maintained, low maintenance rear garden, with a paved area perfect for garden furniture and hosting. And a small lawned area for shrubs and all other additional needs.

Council Tax Band D

EPC- C

The village of Rusthall offers a good range of shops and amenities including 2 general stores, a hardware shop, butchers, bakers, chemist, library, primary school & post office. There is also a good bus service providing access to Tunbridge Wells, which offers an array of fantastic pubs, bars and restaurants in addition to an abundance of shops. This





Cottington Drive, Tunbridge Wells, TN4

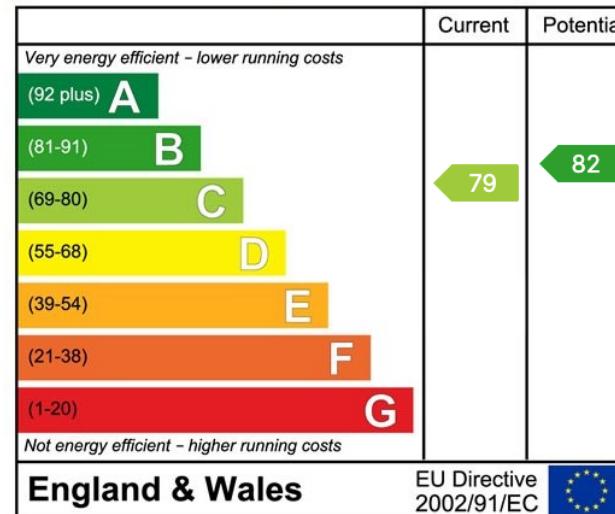
Approximate Area = 912 sq ft / 84.7 sq m
For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for KMJ Property. REF: 1396088

- 3 Bedrooms
- Off Road Parking
- Conservatory
- Beautifully presented throughout
- Modern Through-out.
- Downstairs WC
- End of terrace
- Village Location
- EPC- C
- Council Tax Band- D



Energy Efficiency Rating



BRITISH
PROPERTY
AWARDS
2023
★★★★★

GOLD WINNER

ESTATE AGENT
IN CROWBOROUGH

01892 515188
01342 824824
01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

Tunbridge Wells
Crowborough
Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★

GOLD WINNER

ESTATE AGENT IN
TUNBRIDGE WELLS