



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Erskine Park Road, Rusthall, Tunbridge Wells

Offers In Region Of £475,000

3 3 1



Set back from the road behind a low wall and gated entrance, this attractive period property enjoys a welcoming sense of seclusion. A small front courtyard garden leads to the entrance, which is positioned to the side of the house. A side gate also provides access to the rear garden.

Upon entering, the living room is found to your left — a bright and welcoming space with hardwood flooring and a feature fireplace, offering a warm and characterful focal point. A large front-facing window allows natural light to pour in, making it a lovely room to relax in.

To the right as you enter, you'll find the heart of the home — a beautifully designed open-plan kitchen, dining, and family space that's both welcoming and practical. Filled with natural light, this versatile area features a charming log burner that adds warmth and character, while the generous layout offers plenty of space for dining and everyday living. A cleverly integrated cloakroom/WC is tucked neatly beneath the stairs, adding to the functionality of the space.

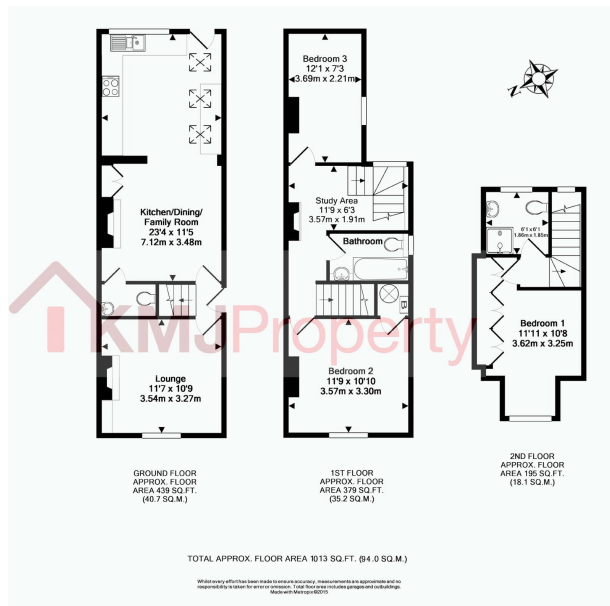
The kitchen is stylishly appointed with modern cabinetry, integrated appliances, and sleek worktops. Ceiling windows and a large window over the sink flood the space with natural light, and a door opens directly out to the garden, making this room a perfect hub for family life.

On the first floor, the first bedroom on your left is a spacious double, with hardwood flooring and a large window enhancing the sense of light and space. A well-appointed family bathroom with shower over bath sits further along the landing. Beyond this is a study area, ideal for working from home or use as a hobby or reading space. At the rear of the house is a second bedroom — a comfortable double that would make an excellent child's room or guest space.

The top floor is occupied by the main bedroom suite, complete with arched ceilings, built-in storage, and a modern en suite shower room. This floor offers a quiet and private retreat, full of character and charm.

The rear garden is fully enclosed by fencing, offering a secure and private outdoor space. A neatly kept lawn sits at the centre, bordered by a charming pebble path that leads to a paved patio at the far end — the perfect spot for al fresco dining or relaxing in the sunshine. A garden shed provides convenient additional storage.





- 3 bedrooms
- Semi Detached
- Main Bedroom Suite with Shower Room
- Modern Kitchen with Skylight Windows
- Open Plan Living
- Bright Feel Throughout
- Garden with Patio Area
- Desirable Location
- EPC: D
- Council Tax band: C

