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38 Meadow Road, Rusthall

Guide Price £485,000

3 1 2



A spacious and characterful period semi-detached home offering approximately 1,228 sq ft of accommodation arranged over three floors, with three bedrooms, an additional attic room, two reception rooms, a conservatory and an attractive enclosed rear garden.

The property offers well-proportioned accommodation throughout and provides an excellent opportunity for a new owner to make the home their own.

On the ground floor, the living room sits to the front of the property and benefits from a bay window providing plenty of natural light. There is ample space for both seating and additional furniture, making this a comfortable main reception room.

Beyond is a separate dining room, providing a useful second reception space and connecting through to the kitchen. The kitchen extends towards the rear of the property and is fitted with a range of wall and base units, work surfaces and space for a selection of appliances.

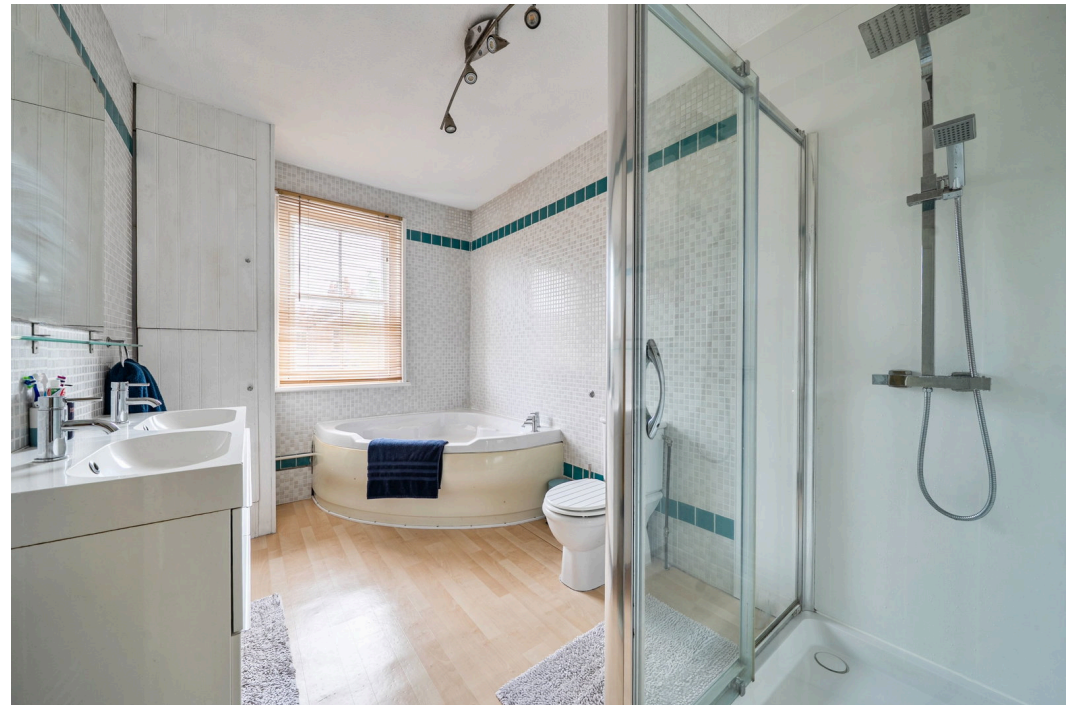
The kitchen opens into a particularly bright conservatory, currently arranged as a dining area. With extensive glazing and doors leading directly onto the garden, this creates an enjoyable additional living space and provides a natural connection between the house and outside.

On the first floor are two bedrooms. The principal bedroom is a generous double room and benefits from extensive fitted wardrobes, while the second bedroom provides a useful further bedroom, home office or children's room.

Also on this floor is the family bathroom, which is larger than might typically be expected in a property of this style and includes a corner bath, separate shower enclosure, WC and wash basin.

Stairs continue to the second floor where there is a third bedroom, together with a separate attic room. Both rooms benefit from roof windows and provide valuable additional accommodation, with the attic room lending itself to a variety of uses such as a home office, hobby room or occasional guest space.

To the rear is an enclosed garden with an area of lawn, planted borders and a paved seating area towards the far end.





- Attractive period semi-detached home
- Approximately 1,228 sq ft / 114.1 sq m
- Generous fitted kitchen
- Spacious first-floor family bathroom
- EPC: D
- Three bedrooms plus a versatile attic room
- Separate living and dining rooms
- Bright conservatory overlooking the garden
- Useful second-floor accommodation
- Council Tax Band: D

