



**FEDERATION
OF INDEPENDENT
AGENTS**



aven Road, Rusthall, Tunbridge Wells

Offers in the Region of **£525,000**

Council Tax Band: C

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Located in the heart of Rushall, this beautifully refurbished three-bedroom semi-detached home offers a fresh and modern living space, perfect for those looking to add their own personal touch.

As you enter, you are welcomed by a small entrance hall, with the stairs straight ahead leading to the first floor, the living room to your left, and the kitchen/dining room to your right.

The living room is a bright and inviting space, ideal for both relaxation and entertaining. Beneath the stairs, you'll find ample under-stair storage, perfect for keeping household items neatly tucked away.

The kitchen/dining room is a standout feature of the home, accessible from both the entrance and the study. Beautifully finished with sleek cabinetry, stylish worktops, a double integrated oven, and an integrated electric hob, this spacious area provides plenty of room for dining and socialising. French doors open out to the rear garden, flooding the room with natural light and creating a seamless indoor-outdoor flow.

Moving towards the back of the property, you'll find a versatile study area, ideal for working from home or as a children's playroom. Adjacent to the study is a convenient WC and utility area, which provides access to the rear garden—a practical space for laundry and storage.

Upstairs, the landing area leads to three well-proportioned bedrooms and the family bathroom. The main bedroom is a spacious and bright retreat, with plenty of potential for built-in storage. It benefits from a modern en-suite, complete with a shower cubicle, bath, contemporary tiling, and a sleek wash basin.

The family bathroom, also stylishly finished, includes a bath with a shower over the top. The second bedroom is a comfortable double with plenty of natural light, while the third bedroom is slightly smaller but still a double—perfect as a child's room or an additional home office.

To the rear, the garden is large and laid to lawn, offering plenty of space for outdoor entertaining, gardening, or simply unwinding.

Situated in a highly convenient location, this property is just a 5-minute walk (0.2 miles) to Rushall St Paul's CofE Primary School. Local shops and conveniences, including those on Rushall High Street, are only 0.3 miles away (around a 7-minute walk), while a variety of pubs and eateries are within 0.5 miles (10–15-minute walk). For larger shopping needs, Royal Victoria Place Shopping Centre is easily accessible, just 1.6 miles away (8 minutes by car). Commuters can benefit from Tunbridge Wells Station, located 1.7 miles away, approximately a 35-minute walk or a 10-minute drive.

With its modern finish, spacious layout, and sought-after location, this fantastic home is an excellent opportunity for families and investors alike.











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