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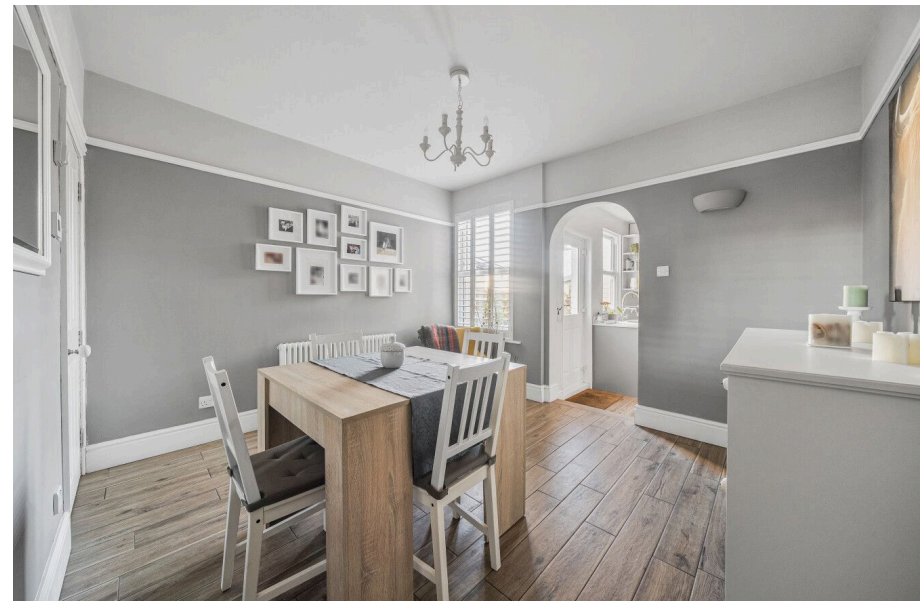
 **KMJProperty**  
Your local independent Estate Agent



# Erskine Park Road, Rusthall, Tunbridge Wells

Offers In Region Of £475,000

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Upon entering, to your left is a versatile dining room. Filled with natural light, this room features a generous layout offering plenty of space for dining and every day living. Moving through to the heart of the home is a beautifully designed modern kitchen with stylishly appointed cabinetry, integrated high quality appliances, quartz worktops and ample lower and upper storage. A large window over the sink floods the space with natural light and a back door leads to the garden, making these two rooms a perfect hub for family life. Through the dining room you are welcomed into the living room. A bright and welcoming space with the original cast iron working 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.

The whole of the ground floor enjoys ceramic tiling and underfloor heating. Heading to the first floor, the first bedroom on your right is a spacious double, with a beautiful feature cast iron fireplace, built-in wardrobes and a large window enhancing the sense of light and space. To the left of the stairs is a well-appointed shower room with a heated towel rail, WC and wash basin. Continuing through are the 2nd and 3rd bedrooms, both large singles or small doubles with both bedrooms being bright and spacious. Access to the loft is via a convenient pull down wooden ladder. The loft is fully boarded and has an electricity supply. Lastly, heading to the rear of the property is the rear garden which is fully enclosed by fencing, offering a secure and private outdoor space. This easily maintained space could provide the perfect spot for al fresco dining or relaxing in the sunshine. The garden sheds provide convenient additional storage and have electrical lighting and sockets. Situated in the heart of Rusthall, this property enjoys an enviable location within easy reach of local amenities and green spaces. Rusthall High Street is just a 2–3 minute walk away (approx. 0.1 miles), offering a range of everyday essentials including shops, a pharmacy, and a post office. For a wider selection of shops, cafés, restaurants, and leisure facilities, Tunbridge Wells town centre is just 1.5 miles away easily reached by car in around 5–7 minutes. Rusthall Common, located just 0.3 miles from the property (a pleasant 5–7 minute walk), provides a lovely open space for walks, picnics, or simply enjoying the outdoors. Families will appreciate the close proximity to Rusthall St Paul's Church of England Primary School, only 0.2 miles away and reachable on foot in around 5 minutes. For those commuting, Tunbridge Wells Station is just 1.5 miles away and offers regular direct services to London Charing Cross in approximately one hour, making this a highly convenient location for both work and leisure.

EPC- D Council Tax Band C







## Erskine Park Road, Tunbridge Wells, TN4

Approximate Area = 776 sq ft / 72 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). © richcom 2026.  
Produced for K&M Property - REF: 1388079

- Beautifully presented throughout
- 3 Bedrooms
- Village location
- Bright Feel
- EPC D
- Semi Detached
- Under Floor heating
- Rear Garden
- Upstairs Family bathroom
- Council Tax C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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2023

★★★★★

GOLD WINNER

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