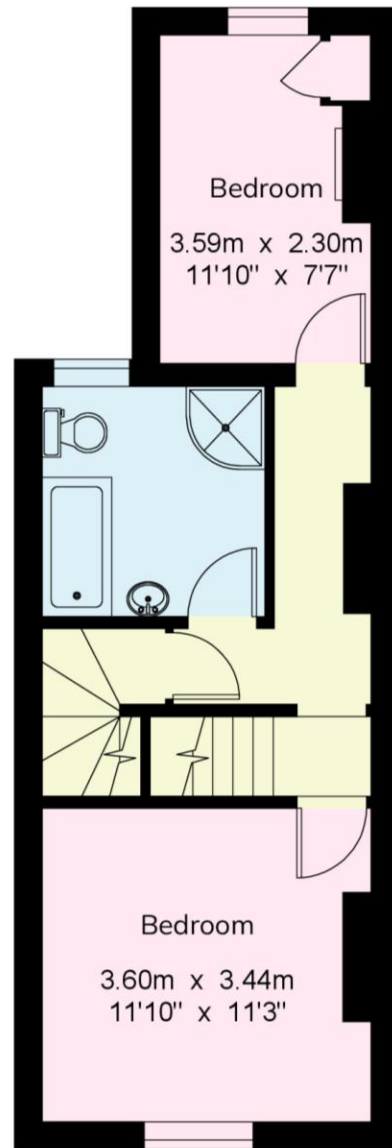


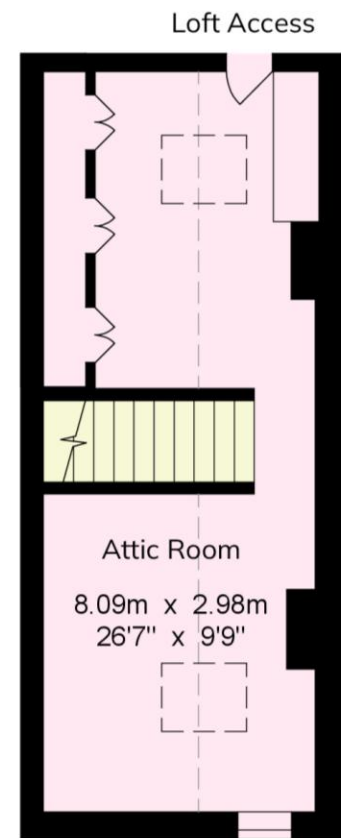
Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

--- Restricted Height



Second Floor



40 Meadow Road

Rusthall, Tunbridge Wells, TN4 8UL

SUMNER PRIDHAM

A significantly improved semi-detached Edwardian house benefitting from a large 3-zone kitchen featuring a side return and bifold doors out to a beautiful garden. Convenient location within walking distance of the High Street.

Hall, 3-zone Kitchen, Cloakroom, Sitting Room, 2 first floor Bedrooms, Bathroom, Attic Bedroom 3, Gas fired Central Heating, Double Glazed Windows, Garden.

Guide price £450,000 to £475,000 Freehold *Chain Free*

40 Meadow Road

House - Gross Internal Area : 109.9 sq.m (1183 sq.ft.)



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Property Description

- ◆ Significantly improved extended Edwardian House.
- ◆ Superb 3-zone kitchen with bifold doors out to a beautiful garden.
- ◆ Easy walking distance to Rusthall High Street with its independent shops, doctors and Primary school.
- ◆ Front door to the side of the house leads into a hall with staircase to first floor.
- ◆ Sitting room to the front features double glazed sash bay window, period fireplace surround, delightful, detailed cast iron inset, gas fired coal fire (not tested), shelving in recesses either side with useful storage cupboard housing electric smart metre and circuit breaker.
- ◆ 3-zoned kitchen filled with natural light by skylights in the side return plus windows and full width bifold doors which lead out to the garden.
- ◆ Kitchen is fitted with a comprehensive range of cupboards and drawers including saucepan drawers, under attractive worktops with inset stainless steel sink and drainer, 4-ring gas hob.



- ◆ Appliances include a dishwasher, washing machine, fridge and freezer, the room is currently arranged with dining room table and chairs, plus a seating area next to the fireplace.
- ◆ Staircase to first floor landing.
- ◆ Double bedroom 1 with double glazed window to the front and Double bedroom 2 has a period fireplace surround and overlooks the rear garden.
- ◆ A good sized bathroom includes a double end bath and a separate shower cubicle, low level WC, window to rear, towel rail and tiled floor.
- ◆ Staircase leads to attic bedroom 3 arranged as a bedroom at one end with a sitting area at the other, there are 3 Velux windows plus a window to the front, wardrobe cupboard with mirrored sliding door.

Outside

- ◆ One of the features of the property is its delightful well established garden, access from the bifold doors in the kitchen.
- ◆ The garden features a hedge of white roses, honeysuckle, amongst a number of climbers, raised borders which are also well established.
- ◆ At the far end is a sheltered sun patio and garden shed.
- ◆ Outside light and tap plus gate to the side of the property giving access to the front.

Location

- ◆ Meadow Road is a popular residential area within walking distance to the high street with its many independent shops and cafes.
- ◆ The village also has its own Primary School, doctors and a bus service into Tunbridge Wells and its central station 1.8 miles away.

Viewing

Strictly by appointment only through sole agent Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

