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Cottington Drive, Rusthall, Tunbridge Wells

£425,000

3 1 2



Tucked away in a well-maintained modern development, this attractive three-bedroom end of terrace home offers light-filled living, a beautifully kept property, driveway and a versatile layout with thoughtful upgrades throughout. Upon entering the property just off the kitchen is a convenient downstairs WC, perfect for hosting and everyday living. Heading into the modern, well maintained kitchen/dining with ample lower and upper storage cupboards, integrated appliances, wine racks, contrast counter-tops and ample room for dining. The kitchen is also equipped with underfloor heating.

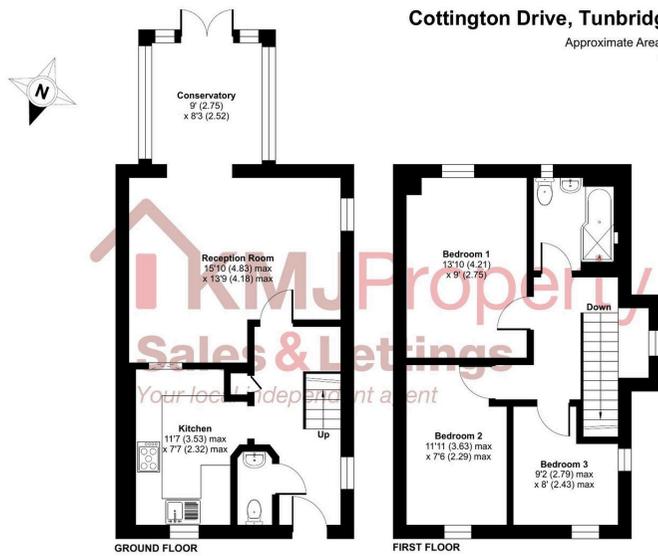
Moving through into the beautifully presented living space offers a bright, modern, and welcoming atmosphere, ideal for both relaxing and entertaining featuring contemporary feature wall with a stylish fireplace. In addition the large patio doors flood the room with natural light and create a seamless connection to the conservatory beyond. The conservatory provides a stunning additional living and dining area, with a fully glazed roof that maximises light throughout the day. Finished with sleek tiled underfloor heating, it comfortably accommodates a dining table and chairs, making it perfect for family meals or entertaining guests. Double doors open directly onto the rear garden, enhancing the indoor-outdoor flow. Heading to the first floor stands 2 double bedrooms and 1 single as well as the beautifully finished family bathroom. All bedrooms benefit from large windows creating a light and bright atmosphere. The family bathroom is equipped with a WC, wash basin, and shower over bath.

Lastly heading outside is the well maintained, low maintenance rear garden, with a paved area perfect for garden furniture and hosting. And a small lawned area for shrubs and all other additional needs. The home forms part of a thoughtfully planned development (built around 2011), with an annual service charge (£46.97pcm) payable to First Port to maintain the communal areas and overall presentation of the development.



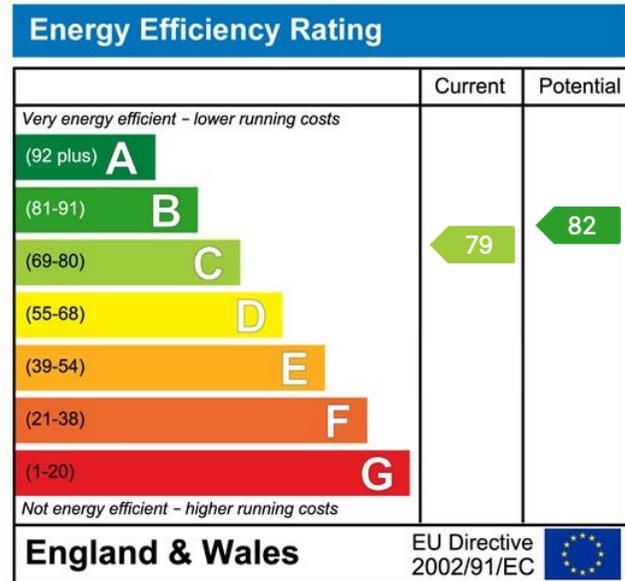
Cottington Drive, Tunbridge Wells, TN4

Approximate Area = 912 sq ft / 84.7 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). © richacorn 2026. Produced for K&M Property. REF: 1366088

- 3 Bedrooms
- Beautifully presented throughout
- Downstairs WC
- End of terrace
- EPC- C
- Off Road Parking
- Conservatory
- Modern Through-out.
- Village Location
- Council Tax Band- D



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