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Erskine Park Road, Rusthall

Offers In Region Of £450,000

3 2 1



KMJ Property are delighted to offer for sale this charming and beautifully presented three double bedroom period home, ideally positioned in the heart of the ever popular village of Rusthall, on a particularly well placed section of Erskine Park Road where on street parking is generally easier than many nearby spots.

Set behind an attractive frontage, the property immediately offers a welcoming sense of arrival via an enclosed entrance porch, leading through into a home that blends character, warmth and practicality across three well arranged floors. This is a house with a lovely feel throughout, offering generous proportions, excellent natural light and a layout that works equally well for day to day family life as it does for entertaining.

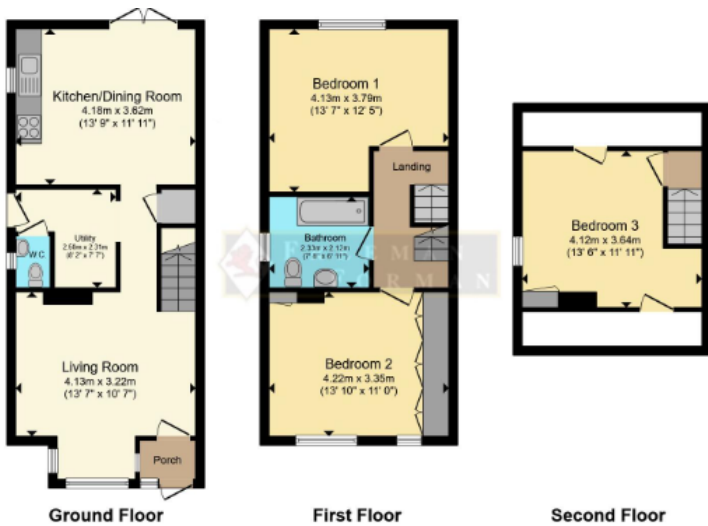
The sitting room is a cosy and inviting space, centred around a fireplace with a gas fire in a wood burner style, complemented by a bay window to the front. To the rear of the house, the kitchen/dining room forms a superb social hub, with ample space for both cooking and dining, and double doors opening directly out to the garden. There is also the added benefit of a useful utility area and downstairs cloakroom.

The bedroom accommodation is arranged over the upper two floors and includes three genuine double bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom is particularly generous, whilst the family bathroom is well proportioned and fitted with a bath and shower over. The top floor bedroom is a lovely additional space with a great sense of privacy, and the house as a whole benefits from excellent storage, including fitted storage and useful eaves space.

Outside, the rear garden is laid predominantly to lawn and provides an attractive and enclosed outdoor space to enjoy, whether for children, gardening or summer dining. There is also a garden shed with power connected. Further benefits include gas central heating, double glazing and, subject to the necessary consents, potential to extend in the future if desired.

This is a wonderful opportunity to acquire a characterful and substantial village home in one of Rusthall's most convenient and well regarded positions.

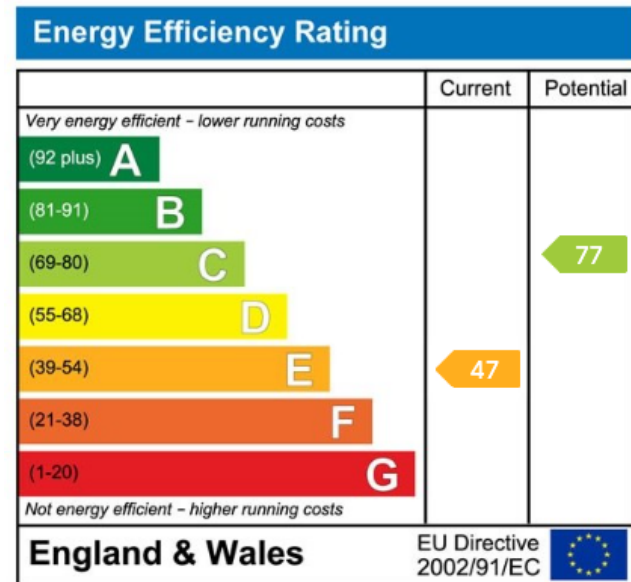
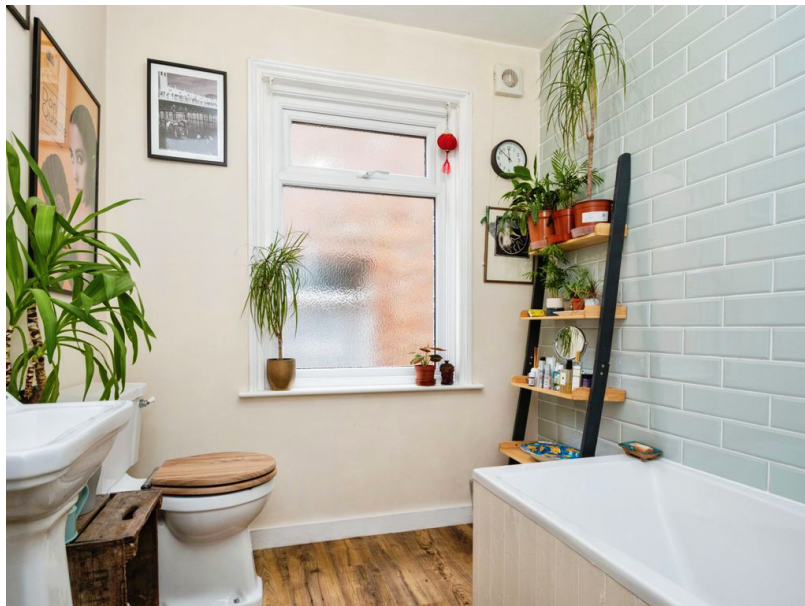




Total floor area 98.3 m² (1,059 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

- Beautifully presented period home
- Accommodation arranged over three floors
- Sitting room with bay window
- Downstairs cloakroom and utility area
- EPC E
- Three double bedrooms
- Enclosed entrance porch
- Spacious kitchen/dining room with doors to garden
- Excellent storage throughout
- Council Tax Band: C



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