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Shirley Grove, Rusthall

Offers In Region Of £450,000

3 1 1



KMJ Property Sales & Lettings are pleased to present this deceptively spacious three bedroom terraced home, situated in a popular residential position within the village of Rusthall.

The property offers approximately 1,337 sq ft of accommodation, with a generously extended living space, a versatile loft room and the additional benefit of a garage en bloc.

The entrance hall provides access to a useful ground floor WC and leads into the kitchen and dining room at the front of the property.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces, a range style cooker and space for further appliances. The adjoining dining area comfortably accommodates a family sized table and also provides a useful space for working from home.

To the rear is the impressive reception room, which has been extended to create a substantial and sociable living space. An exposed brick feature wall adds character, while the garden room benefits from roof windows and additional glazing, allowing plenty of natural light into the room.

Bi folding doors open directly onto the rear patio, creating an excellent connection between the house and garden during the warmer months.

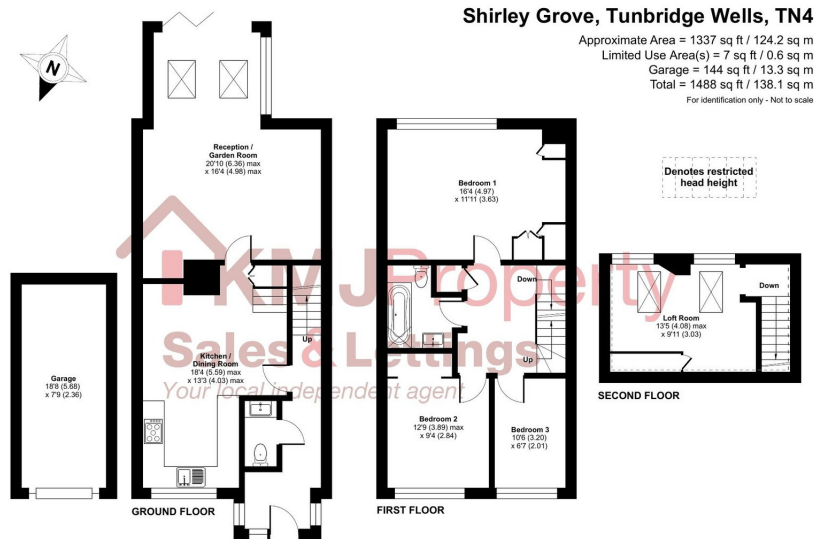
On the first floor, the principal bedroom is particularly generous and benefits from built in storage. There is a further double bedroom, a third single bedroom and the family bathroom.

Stairs rise to the second floor, where there is a versatile loft room with roof windows. This space would work well as a home office, hobby room, playroom or occasional guest space. Some areas have restricted head height.

Outside, the rear garden begins with a paved patio, providing ample space for outdoor seating and dining. This leads onto an area of lawn, with established planting, mature trees and a garden shed.

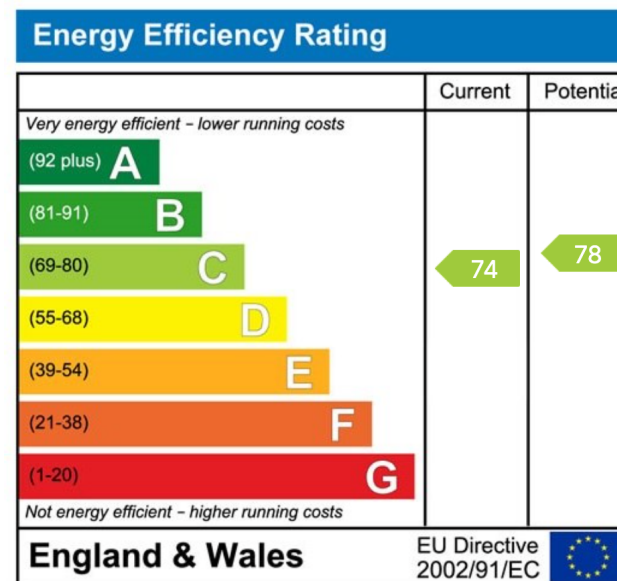
The property also benefits from a garage en bloc, measuring approximately 18'8 x 7'9.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2026. Produced for K&A Property - REF: 1484024

- NO CHAIN
- Versatile Loft Space
- Mid Terrace
- EPC - C
- 3 Bedrooms
- Garage En Bloc
- Open Plan Kitchen/Diner/ Living
- Council Tax Band -



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