



*Local to you - contactable when you need us*

 **KMJProperty**  
Your local independent Estate Agent

# Parsonage Road, Tunbridge Wells

Offers In Region Of £365,000

3 1 1



Entering the property, you are welcomed into a bright, spacious, and airy open plan kitchen, dining, and living area. This beautifully presented space is well proportioned and benefits from large windows throughout, allowing plenty of natural light to flood in. Sliding doors provide access to the conservatory and rear garden, creating a seamless flow between indoor and outdoor living. The conservatory provides the perfect additional living space.

The kitchen itself is modern and sleek, offering ample lower and upper cupboards, stylish worktops, and a breakfast bar/island. It has been freshly painted and features a range of integrated appliances, making it both practical and visually appealing.

Moving upstairs, the property offers three well proportioned bedrooms, comprising two doubles and one single. All rooms benefit from large windows, creating a bright and welcoming atmosphere throughout.

The family bathroom is also located on this floor and is fitted with a shower over bath, WC, and wash basin.

Externally, the rear garden is low maintenance and provides ample space for outdoor furniture, making it an ideal spot for relaxing or entertaining.

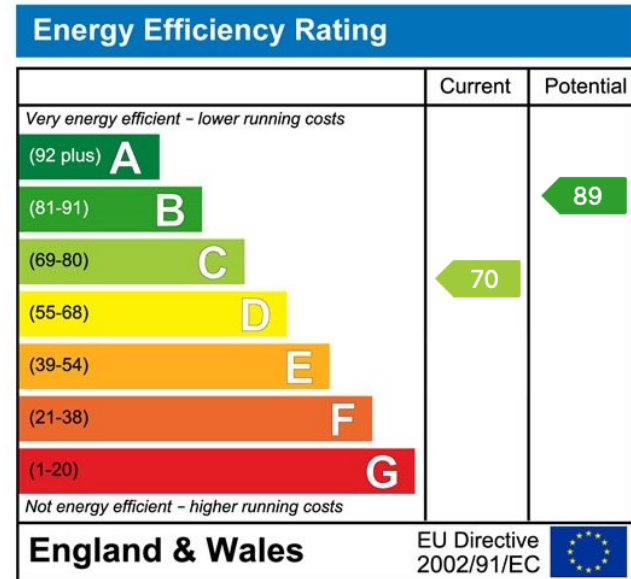
The property is situated in a highly desirable position within the village of Rusthall, just under two miles west of Tunbridge Wells. The village offers a thriving High Street with a range of amenities including a butcher, baker, chemist, library, hardware store, two general stores, and a well-regarded primary school. Tunbridge Wells is easily accessible by car, on foot, or via regular bus services (with the 281 running approximately every 12 minutes). The town offers a wide variety of shops, restaurants, cafés, and bars – from the Royal Victoria Place shopping centre to the boutique shops and eateries of the High Street and The Pantiles. For commuters, Tunbridge Wells mainline station provides direct services to London and the south coast, making Rusthall an ideal location for those seeking village living with excellent access to town and transport links.





Total floor area 74.0 sq. m. (797 sq. ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
 Plan produced for Your Move, Powered by www.flooragart.com

- Open Plan Living
- Village Location
- Front and Rear garden
- Conservatory
- EPC- C
- 3 bedrooms
- Upstairs bathroom
- Modern kitchen
- Resident Parking
- Council Tax Band-C



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

☎ 01892 515188  
 ☎ 01342 824824  
 ☎ 01342 833333



FEDERATION  
OF INDEPENDENT  
AGENTS

📍 Tunbridge Wells  
 📍 Crowborough  
 📍 Forest Row

BRITISH  
PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
TUNBRIDGE WELLS