




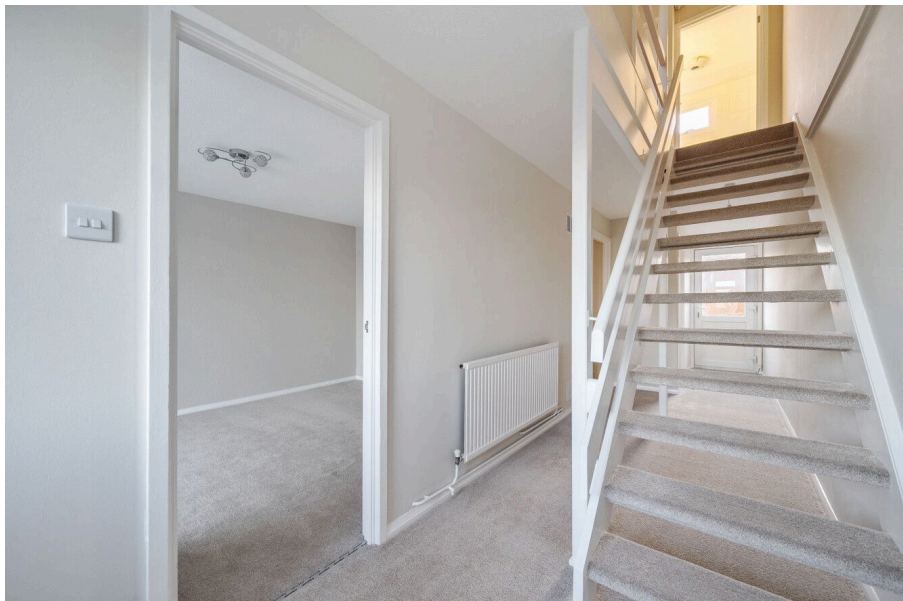
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 **KMJProperty**
Your local independent Estate Agent

Wickham Gardens, Tunbridge Wells.

Offers In Region Of £350,000

 3  1  1



A bright and well-presented three-bedroom mid-terrace home located in the popular Rusthall Village, offering generous living space, a functional kitchen, and a private front and rear garden.

Entering to the left features a spacious living room with a large front-facing window that fills the room with natural light. Continuing through to the rear sits a well-proportioned kitchen, fitted with integrated tumble dryer, Washing Machine, separate fridge and freezer, good storage, ample worktop space, an integrated oven, hob, and a perfect additional space for a dining area. A convenient downstairs WC completes the ground level.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a well-sized single. The rooms are neutrally decorated, ready for personalisation. The family bathroom features a bath with shower over, basin, and WC. And a built-in cupboard on the landing provides additional storage.

Lastly the property enjoys a private rear garden, small lawn area for easy maintenance, with a neat paved pathway. The outdoor space provides a welcoming setting for relaxing or entertaining, whether its evening drinks, or gatherings in the warmer months.

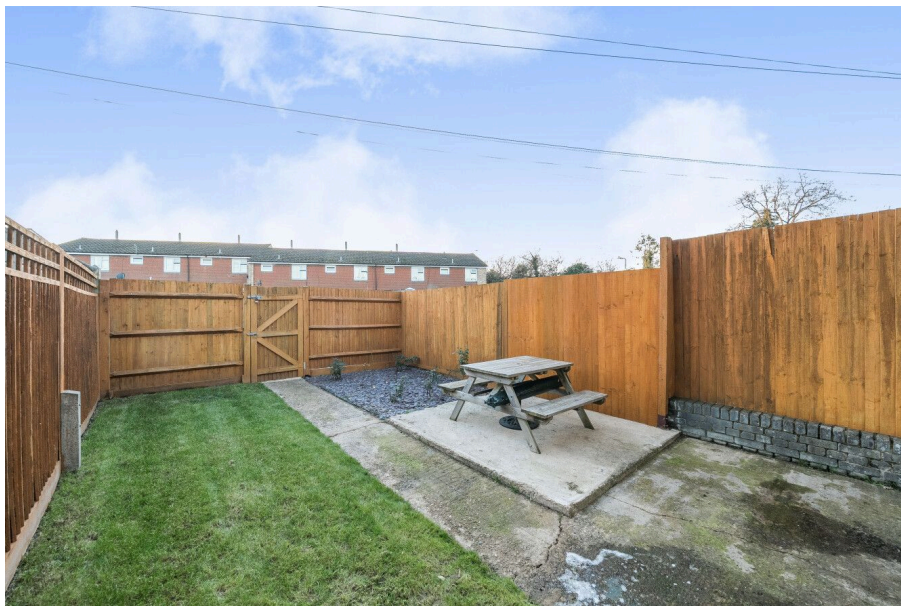
Located within walking distance of Rusthall Village centre, this property is in the prime location for accessing Rusthall's many amenities. The village offers a number of local business such as a hardware store, bakery, butchers, primary school, library, chemist and cafe. There are also a variety of takeaway cuisines, a chemist, convenience store, and church. There is a reliable bus service that runs from the village into Tunbridge Wells Town Centre every 12 minutes providing access to the many pubs, restaurants shops and main line station. Tunbridge Wells also boasts a selection of reputable secondary and primary schools making this the ideal place for families and professionals alike.

This property is being sold chain free!

Council Tax Band-C

EPC-C





- Chain Free
- 2 Double Bedrooms
- Downstairs WC
- Front and Rear garden
- Potential To Create A Drive (STP)
- Overlooking Allotments
- Village Location
- Spacious
- EPC Rating C
- Council Tax C

Wickham Gardens, Tunbridge Wells, TN4

Approximate Area = 949 sq ft / 88.1 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). © richcom 2023. Produced for KIMJ Property. REF: 133007

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
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AWARDS

2022

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