



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Lower Green Road, Rusthall, Tunbridge Wells, TN4 8TT

Offers In Region Of £325,000

🛏 2 🚿 1 🚗 1

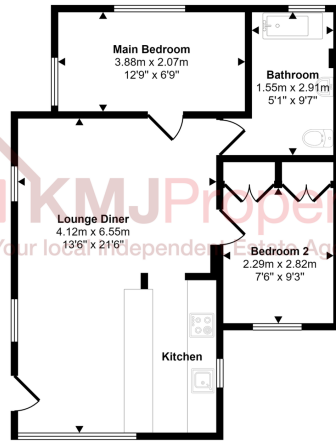


A charming two-bedroom bungalow, set behind solid oak electric gates in the heart of Rusthall, offering private driveway parking, a lovely sense of seclusion, and excellent potential for a new owner to update and make their own. The property is approached via a private driveway with parking for several vehicles, creating an immediate sense of privacy and convenience. Inside, the accommodation centres around an open-plan kitchen, dining and living space, which is undoubtedly one of the home's standout features. This is a bright and characterful room, enhanced by a large bay window, exposed beams and a log burner, giving the space a warm and inviting atmosphere. The solid oak parquet flooring adds further warmth and character, while the use of solid oak throughout the property gives a real sense of quality and individuality. The kitchen offers generous worktop space, shelving and an island unit, creating a sociable layout that works well for both everyday living and entertaining. While the property has clearly been enjoyed and has a number of individual features, it would now benefit from a degree of modernisation, giving buyers an exciting opportunity to refresh the interiors to their own taste.

There are two bedrooms, with the principal bedroom enjoying views over the rear garden, while the second bedroom benefits from built-in wardrobes. The bathroom has a distinctive, characterful feel, with a freestanding bath, wash basin and WC. Outside, the rear garden is designed to be low maintenance, with a small lawned area, useful shed and wood store. There is also a detached outbuilding with power and insulation, offering great potential for use as a home office, studio or hobby space. Located in the heart of Rusthall village, the property is perfectly placed for enjoying both village life and access to Tunbridge Wells. Rusthall offers an excellent range of amenities including a village shop, post office, butcher, baker, chemist, library, primary school, doctors surgery, dentist, vet and popular local pubs, while Tunbridge Wells town centre lies less than a mile and a half away. There are also regular bus services and access to beautiful nearby commons and countryside walks. Offering charm, privacy and plenty of potential, this is a home with a great deal of character in a highly convenient village setting.



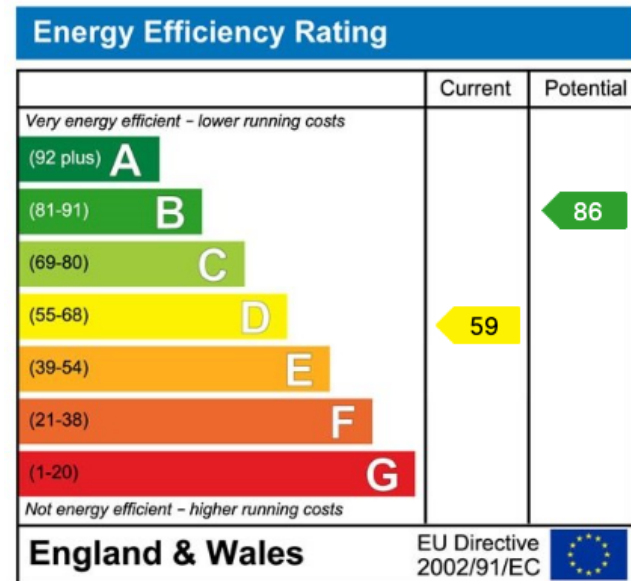
Approx Gross Internal Area
50 sq m / 533 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two-bedroom bungalow
- Private gated driveway
- Parking for several vehicles
- Open-plan living space
- Log burner
- Character features throughout
- Detached outbuilding
- Scope to modernise
- EPC: D
- Council Tax Band: D



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