



**FEDERATION
OF INDEPENDENT
AGENTS**



Southwood Road, Tunbridge Wells

Guide Price **£400,000**

Council Tax Band: C

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

GUIDE PRICE £400,000 - £425,000

Introducing this well-proportioned property, complete with a driveway and garage, set in a highly sought-after location. Situated in a peaceful and family-friendly no-through road, this spacious home offers ample room for comfortable living. While some aspects of the property are a little dated, it has been exceptionally well maintained throughout, offering a solid and welcoming home ready for personal touches. The driveway provides parking for residents, while the garage offers secure storage.

Upon entering the property, you are welcomed into a spacious lounge featuring a oriel window to the front, allowing plenty of natural light, and a charming brickwork fireplace that creates a cosy atmosphere.

From here, you move seamlessly into the generously sized dining room and kitchen area, which also provides convenient access to the conservatory. The kitchen exudes a warm, rustic feel with solid wooden cabinetry and a classic tiled backsplash. It is well arranged, offering generous countertop space, ample storage, and integrated appliances including an oven, dishwasher, and washing machine. Flowing from the kitchen, the bright and airy conservatory is flooded with natural light and provides a wonderful additional living or dining space. With direct access to the garden, it's the perfect spot to relax, entertain, or enjoy the outdoors all year round.

The garden features an easily maintained lawn and paved area, with further access to the kitchen, conservatory, and dining room.

On the first floor, a spacious landing with a storage cupboard leads to three bedrooms, two doubles and one single, all benefiting from large windows that create a bright and airy feel. Bedroom one also includes convenient built-in storage. A good-sized family bathroom is also located on this floor, fitted with a bath, separate shower, wash basin, and WC.

Nestled close to a local park and picturesque woodland walks, this home is ideal for those who love the outdoors.

Located approximately two miles west of the spa town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including a butcher, bakery, hardware store, general stores, chemist, medical centre, library, post office, and primary school. For a more extensive selection of shops, facilities, and a mainline station, Tunbridge Wells town centre is just a short bus ride away via the 281 service, which runs approximately every 15 minutes during peak times. There is also a commuter coach that collects locally each day with destinations across London.

This property is offered for sale with no onward chain. Please note: probate has been applied for but has not yet been granted.

EPC D

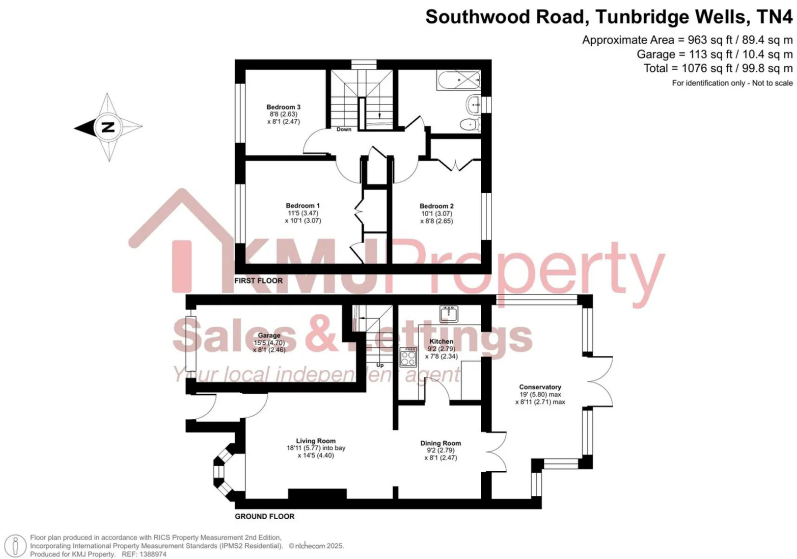








Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	





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