

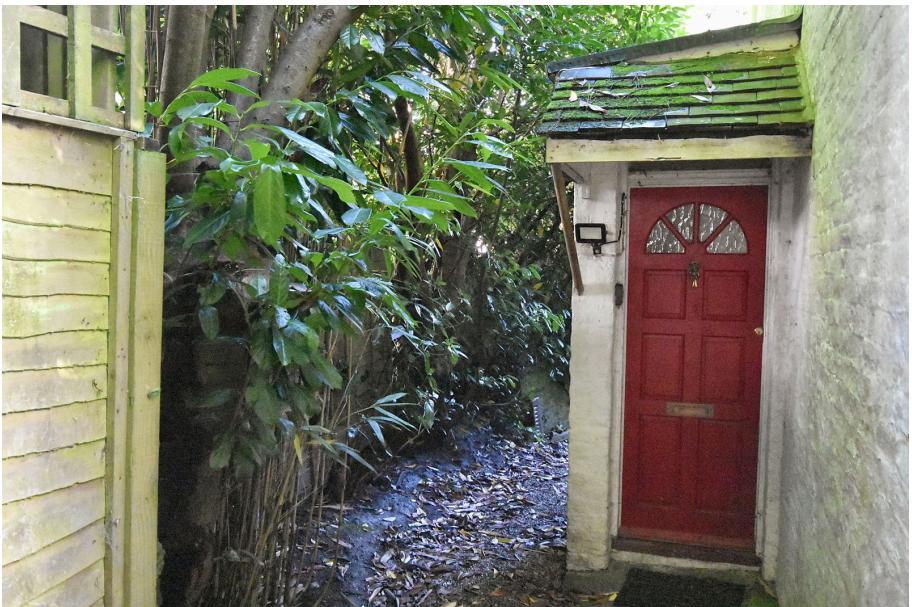


*Local to you - contactable when you need us*

Upper Street, Rusthall, Tunbridge Wells, Kent, TN4 8NX

Guide Price £300,000

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Guide Price of £300,000 - £325,000. Tucked away in the magical Denny Bottom area of Rusthall is this unique character cottage being offered to the market as end of chain.

Accessed via the side of the property in to a convenient entrance hall you are greeted by the cozy living room with a feature fire place and exposed brick chimney breast.

Moving through the property just off the kitchen, you are greeted with a dining room that is spacious, and bright. The feature fire place continues the flow of character to the home.

Heading into the kitchen which is well maintained but in need modernising you are provided with ample lower and upper storage space, contrast counter tops, a tiled splash back wall and a convenient back door leading you into the rear garden creating ease and a seamless indoor/outdoor feel. Adjacent to the kitchen is the family bathroom including an electric shower over the bath, sink basin with ample lower storage, a WC, heated towel rail and a large built in storage cupboard.

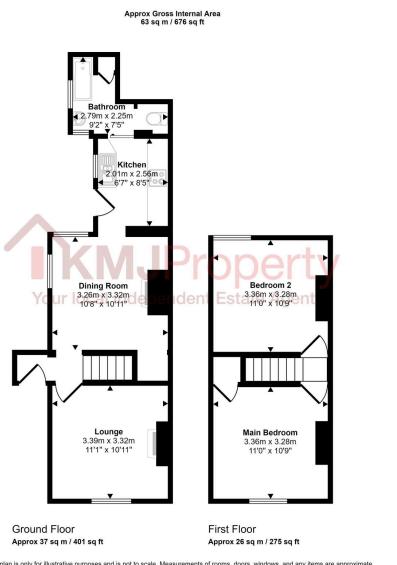
The first floor boasts 2 double bedrooms both with a light and bright feel. The main bedrooms includes a built in storage cupboard for extra convenience and space.

Rusthall Village offers a vast variety of amenities, including a local independent hardware store, a bakery, butchers, chemist, library and convenience store. Tunbridge Wells Town Centre is within a short 5 minute drive away, and there is also a bus that runs to the town every 15 minutes from the village. Tunbridge Wells boasts an array of fantastic restaurants, bars and cafes as well as a number of shops. The mainline station is just a 1.6 mile journey away (7 minute drive).

Council Tax C

EPC- E





- Semi Detached
- Downstairs Bathroom
- Character Property
- No Chain
- EPC E
- 2 Double Bedrooms
- Storage Space
- Rusthall Location
- Council Tax C



### Energy Efficiency Rating

