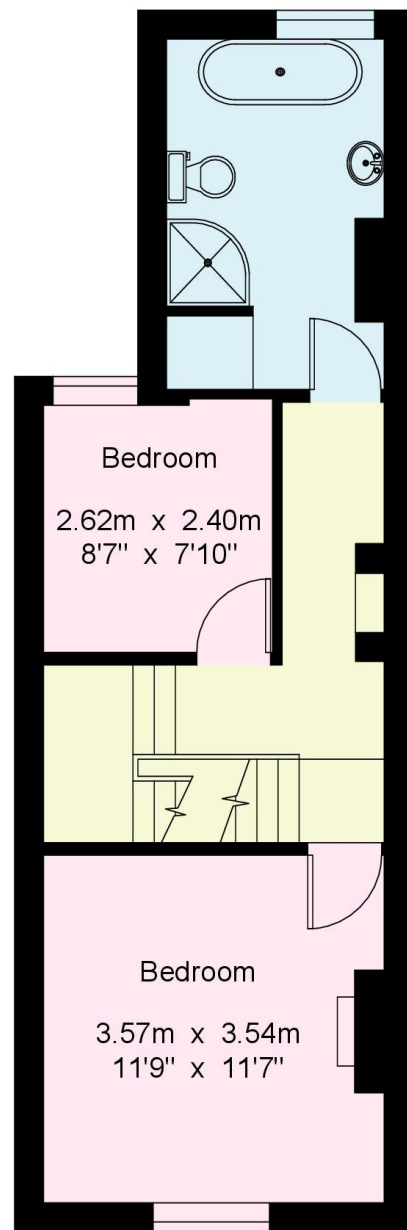
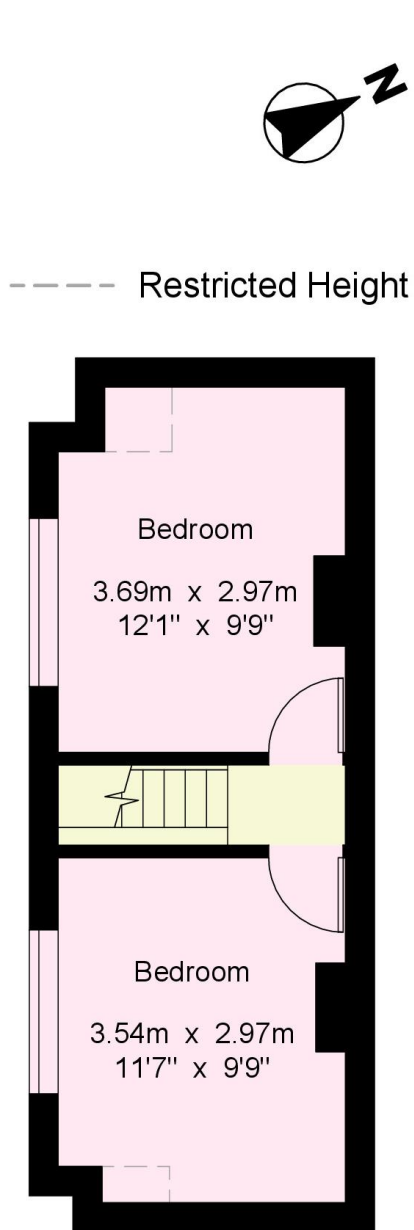


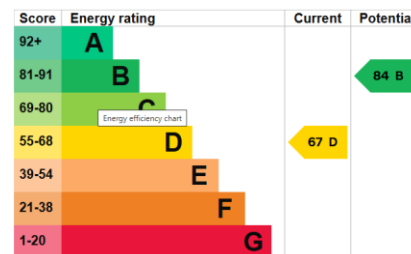
Ground Floor



First Floor



Second Floor



For Identification Purposes Only.  
© 2026 Truflow (UK) Limited (01892) 614 881

## 37 Meadow Road

House - Gross Internal Area : 108.1 sq.m (1163 sq.ft.)



## 37 Meadow Road

Rusthall, Tunbridge Wells, TN4 8UN



An attractively presented and remodelled semi-detached Edwardian house, updated for modern day living yet retaining period features. Large well-proportioned kitchen/dayroom features a glazed side return and French doors out to west facing garden all conveniently located to Rusthall with its independent shops and bus services to Tunbridge Wells just under 2 miles away.

Hall, 3-zone Kitchen, Cloakroom, Sitting Room, 4 Bedrooms, first floor Bathroom, Gas Fired Central Heating, Double Glazed Windows, west facing Garden with side access.

**Guide price £530,000 Freehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

www.sumnerpridham.co.uk  
info@sumnerpridham.co.uk  
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### Property Description

- ◆ Attractively presented semi-detached Edwardian house in popular and convenient location.
- ◆ Sympathetically updated whilst retaining period features, part glazed front door leads to the hall with staircase to first floor.
- ◆ Sitting room features a square bay to the front with double glazed windows, pretty period fireplace surround with a wood burning stove, picture rail and tall modern radiator.
- ◆ Wooden flooring throughout the ground floor.
- ◆ 3-zone kitchen is a well-proportioned room with pale blue kitchen cabinets and quartz worksurfaces double ceramic sink beneath window.
- ◆ Appliances include, dishwasher, combined washing machine and tumble dryer, eyelevel oven, modern fridge freezer, comprehensive range of cupboard and drawers, ample space for dining table and chairs, adjacent to stylish French doors which lead out to garden and a seating area around the fireplace.
- ◆ Cloakroom comprising of a low level WC and washbasin.
- ◆ Staircase leads to a part galleried first floor landing giving access to all rooms.



- ◆ Double bedroom 1 features an attractive period cast iron fireplace surround and double glazed sash window to the front.
- ◆ Bedroom 2 with double glazed sash window to the rear.
- ◆ Bathroom (former bedroom so of good size with double doors to a deep linen cupboard housing gas fired Worcester boiler), walk in shower cubicle, low level WC, standalone bath, pedestal washbasin, window, and cast iron fireplace surround.
- ◆ Staircase leads to the second floor where there are 2 further double bedrooms with double glazed windows to the side and recessed ceiling lights.

### Outside

- ◆ Pair of French doors from the kitchen lead out to a pretty garden which has been landscaped with brick and paving.
- ◆ Well stocked borders with climbing roses Wisteria plus a number of established flowering shrubs.
- ◆ At the far end there is a pergola on an area of hard standing with a climbing rose.
- ◆ The garden enjoys afternoon sun having a south and west aspect and has a garden shed.
- ◆ There is also a gate giving access to the front of the property where there is a small area of garden.

### Location

- ◆ Within a short walk of Rusthall High Street with its wide range of independent shops, doctors and regular bus service into Tunbridge Wells, short walk to Rusthall Common and Primary School.
- ◆ Tunbridge Wells mainline station is 1.8 miles away.

### Practicalities

- ◆ The property benefits from a side returned kitchen installed with completion certificates in 2018, double glazed windows were installed in 2020, and new shower installed in Dec 2025.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

