



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Gladstone Road, Rusthall

Offers Over £330,000

🛏️ 2 🚿 1 🚻 1



As you approach this beautifully maintained Victorian home, you are greeted by its neat frontage and kerb appeal, setting a welcoming first impression.

Stepping inside, the cosy living room offers an inviting space, complete with hardwood flooring and a log burner as the focal point. A large sash-style window allows natural light to pour in, enhancing the warm and homely feel. Moving through to the rear, the kitchen is bursting with charm. Sleek cabinetry is complemented by hardwood counters, while under-stair storage provides a practical spot for household essentials. An integrated hob with extractor fan completes the space, and there is ample room for dining, making this a sociable and functional area for everyday living. Beyond the kitchen, the utility area provides further storage and direct access to the rear garden. Just beyond, the bathroom is well-appointed with a bath and overhead shower, finished with modern tiling.

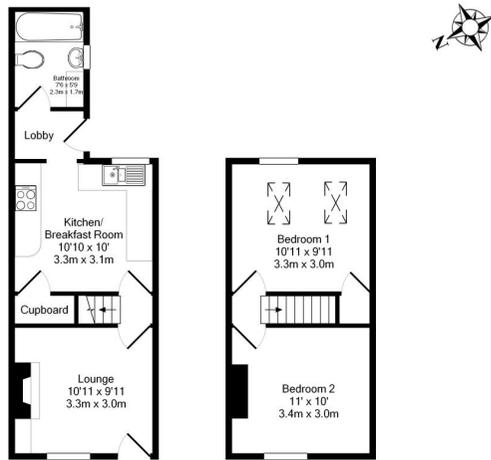
Upstairs, the main bedroom is a real highlight. A beautiful arched ceiling with two Velux-style skylights floods the room with natural light, complemented by an additional sash window. Built-in storage and an exposed brick feature wall add both character and practicality, creating a room full of charm. The second bedroom is also a spacious double, offering versatility as a child's bedroom, guest room, or home office.

To the rear, the private garden has been thoughtfully designed with decking at both ends, perfect for outdoor dining or relaxing in the warmer months. A neat lawn sits between, framed by mature shrubbery, while full fencing ensures security and privacy.

Situated in the popular village of Rusthall, the property has easy access to all the amenities the village has to offer, which include; butchers, bakers, 2 general stores, hardware store, chemist, library, post office, doctors, dentist, vets, hairdressers, beauticians, primary school etc. There is also a good local bus service, which runs approximately every 12 minutes into town. Tunbridge Wells is just a short drive away and offers an even wider range of shops and facilities as well as secondary schools and the mainline station, which has good services to both London and the coast. It's ideal location makes it the perfect home for first-time buyers, downsizers, or buy-to-let investors.

This charming home is ideal for first-time buyers, downsizers, or those looking for a well-presented investment.





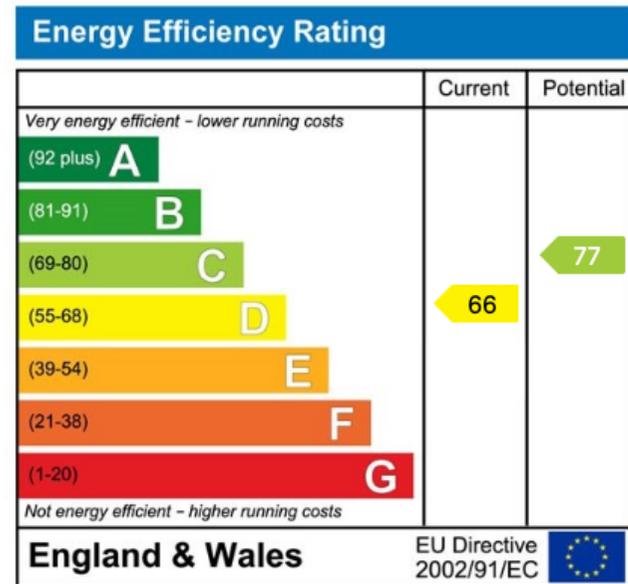
GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2011

- 2 Spacious Bedrooms
- Beautifully Presented Throughout
- Victorian Mid-Terrace
- Living Room with Log Burner
- Utility Area
- Downstairs Bathroom
- Garden with Decking
- Sought-After Location
- EPC: D
- Council Tax band: C



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