



**32 Upper Street**  
Rusthall, Tunbridge Wells, Kent

\*CHAIN FREE\* A spacious 2/3 bedroom family home providing versatile accommodation across three floors, garden with westerly aspect, and is situated in a tucked away and quiet location in the highly regarded Toad Rock area with direct access onto The Common

## Guide Price £375,000 Freehold



**Situation:** The property is situated in a quiet, convenient residential area in the highly regarded Denny Bottom area a short stroll from the Toad Rock Retreat and within easy reach of Rusthall village which offers a good range of shops and services for everyday needs including a butcher, chemist, post office and general store.

Tunbridge Wells is approximately one mile distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and there is a village primary school in Rusthall.

**Description:** The property is located in Eales Terrace, provides spacious and versatile accommodation across three floors, and benefits from an EPC rating of 'C'.

The property includes, on the entry level; a well-proportioned living room with attractive exposed wood flooring and feature wood burner with brick surround and gloss hearth; a spacious inner hallway; and a large bathroom featuring bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, wall mounted mirrored medicine cabinet, heated towel rail, attractive gloss wall tiling, and two useful storage cupboards one of which housing a Worcester Bosch boiler.

On the first floor are two good sized double bedrooms both with fitted cupboards, and both offering attractive views of striking sandstone rocks and surrounding greenery.

On the lower ground floor is a well-proportioned family room to the front of the property (which could also be utilized as a bedroom if required) featuring a period wood burner (operation TBC), and areas of shelving either side of the chimney breast, and a spacious kitchen/breakfast room with ample room for a table, and features a wide range of Shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, oven, 4 ring hob with stainless steel extractor, plumbing for a washing machine, a large open recess under the stairs providing additional space for appliances, and door providing access to the patio and garden.

To the rear is a large patio ideal for outdoor entertaining bordered by a low-lying brick wall and wrought iron gate, in addition to a good-sized garden mainly laid to lawn with a westerly aspect.

**Services:** Mains water and electricity. Gas-fired central heating

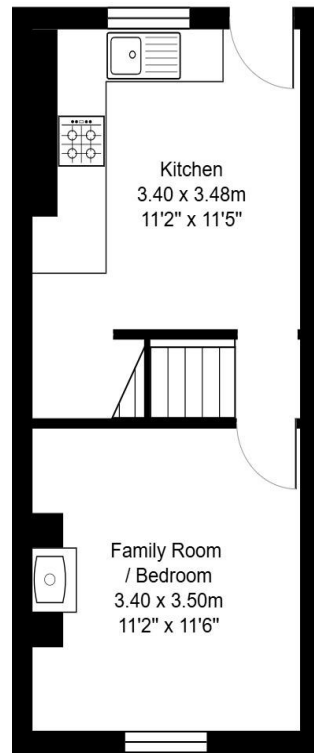
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** C

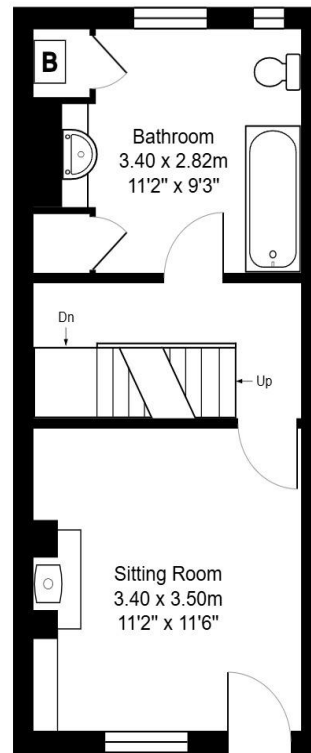
**Current EPC Rating:** C

**Directions:** Property postcode TN4 8NX

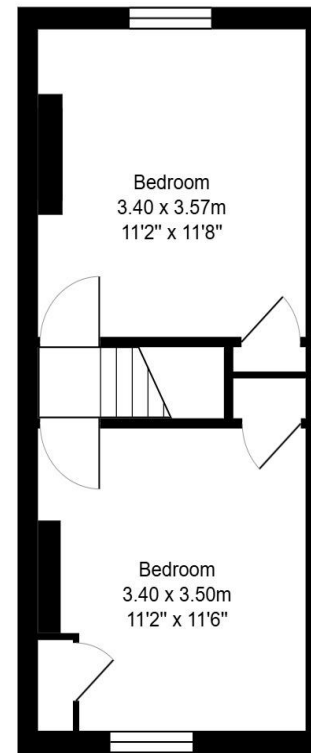




Lower Ground Floor  
Area: 27.7 m<sup>2</sup> ... 298 ft<sup>2</sup>



Upper Ground Floor  
Area: 27.7 m<sup>2</sup> ... 298 ft<sup>2</sup>



First Floor  
Area: 27.7 m<sup>2</sup> ... 298 ft<sup>2</sup>

Total Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the



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