



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Shirley Grove, Tunbridge Wells, TN4 8TJ

Offers In Region Of £425,000

🛏️ 3 🚿 2 🚗 2



A beautifully presented three-bedroom terraced home, situated in a popular and convenient position within Rusthall, offering well-balanced accommodation, a private garden and a layout that works wonderfully for modern family living.

The property opens into a spacious and welcoming entrance hall, giving an immediate sense of space and leading through to the main reception rooms. To the front, the sitting room is a bright and comfortable space, ideal for relaxing at the end of the day, while the second reception room provides a lovely dining area, perfect for family mealtimes or entertaining.

The dining room flows naturally through to the kitchen, which has been tastefully fitted with a range of modern wall and base units, integrated appliances and good worktop space, creating a practical and stylish area for day-to-day use. A ground floor WC adds further convenience and is a real benefit for busy households.

To the first floor, there are three well-proportioned bedrooms, each offering a calm and comfortable feel, together with a modern family bathroom fitted with contemporary sanitaryware and a clean, neutral finish.

Outside, the property enjoys a private rear garden, providing a pleasant and manageable space for outdoor dining, children to play, or simply enjoying some fresh air. The low-maintenance design makes it ideal for those wanting usable outside space without too much upkeep.

Rusthall is a popular village on the edge of Tunbridge Wells, offering a lovely community feel with a range of local amenities, including shops, cafés, pubs and access to nearby open spaces. The village is well placed for those wanting a balance of convenience and a slightly more tucked-away setting, while still being within easy reach of the wider facilities of Tunbridge Wells.

Tunbridge Wells itself offers a fantastic mix of independent shops, restaurants, parks and leisure facilities, along with a variety of very well-regarded primary and secondary schools. The mainline station provides regular services into London, making this an excellent choice for commuters, families and those looking to enjoy everything the local area has to offer.



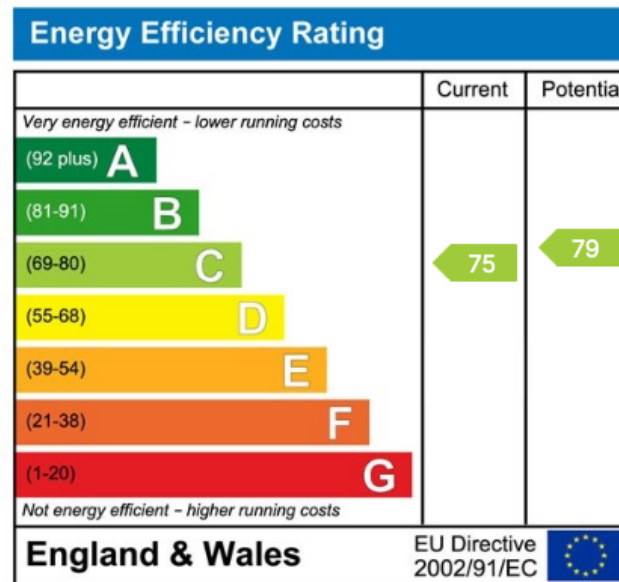
Shirley Grove, Tunbridge Wells, TN4

Approximate Area = 1121 sq ft / 104.1 sq m
 Outbuilding = 73 sq ft / 6.7 sq m
 Total = 1194 sq ft / 110.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for K&M Property. REF: 1462132

- Beautifully Presented Terraced Home
- Two Reception Rooms
- Ground Floor WC
- Popular Rusthall Village Location
- EPC: C
- Three Bedrooms
- Modern Kitchen
- Private Rear Garden
- Well Placed For Tunbridge Wells Schools & Amenities
- Council Tax Band: D



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