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 **KMJProperty**
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Meadow Road, Rusthall, Tunbridge Wells

Guide Price £500,000

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Stepping into the property, to the right you are welcomed by a bright and airy bay-fronted lounge.

Adjacent to the lounge is the impressive open-plan kitchen/dining space. Flooded with natural light and thoughtfully designed for modern living, this spacious area offers ample room for both everyday family life and entertaining guests. The bespoke kitchen boasts a sleek and contemporary finish, with an abundance of upper and lower cabinetry, generous worktop space, and a range of integrated appliances including a fridge freezer, wine cooler, dishwasher, hob, and oven. A central island provides additional preparation space and casual seating. Velux windows overhead draw in abundant natural light, enhancing the bright, open feel of the space, while bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

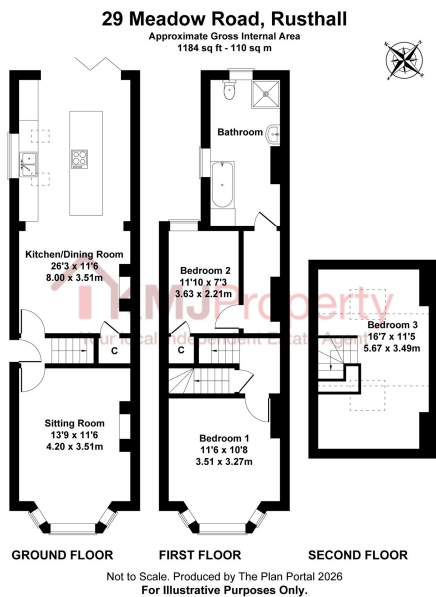
Moving to the first floor, you will find two well-proportioned and naturally bright bedrooms, along with the family bathroom. Bedroom one is a spacious double room benefiting from a charming bay-fronted window, while bedroom two offers the added convenience of an integrated storage cupboard.

Completing this floor is the impressive family bathroom, located at the rear of the property. Beautifully appointed, it features a large walk-in shower, separate bath, wash basin, and a heated towel rail. Two windows allow for excellent natural light and ventilation, while stylish wall and floor tiling adds a touch of luxury.

The second floor is home to a further generous double bedroom. Offering exceptional versatility, this room could serve as a principal bedroom, guest suite, home office, or dedicated work-from-home space, adapting effortlessly to a variety of lifestyle needs.

Externally, the property benefits from a beautifully landscaped rear garden, thoughtfully designed to provide a variety of spaces for relaxation, entertaining, and family enjoyment. Immediately outside the bi-fold doors is an attractive patio area, ideal for al fresco dining and summer gatherings. Beyond this lies a well-maintained lawn bordered by mature planting, creating a pleasant and private setting. To the rear of the garden, a charming, gravelled seating area provides the perfect retreat to relax and unwind, whether enjoying a morning coffee or an evening drink. A private side pathway offers convenient access between the rear garden and the front of the property.





- Semi Detached
- Accommodation across 3 floors
- Bay fronted
- Beautifully presented
- EPC- D
- 3 bedrooms
- Modern open plan kitchen/ diner
- Bright and spacious throughout
- Impressive rear garden
- Council Tax Band- D

