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# Manor Road, Rusthall, Tunbridge Wells

Guide Price £475,000

3 1 2



As you approach the property, you're greeted by a generously sized driveway providing ample parking for multiple vehicles, along with convenient side access to the rear garden. A quaint front garden adds a welcoming touch to the exterior, setting the tone for the warmth found inside.

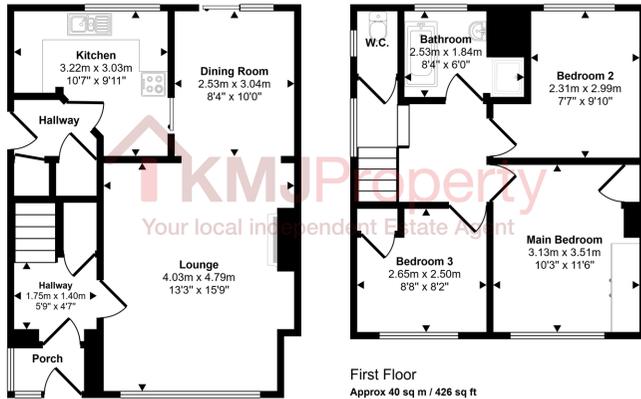
Step into a practical front porch, perfect for storing coats and shoes—keeping the main home tidy and clutter-free. From here, you enter a spacious hallway that leads you through the heart of the property. To your right, the bright and airy living and dining area unfolds, bathed in natural light from a large front-facing window. This comfortable space is ideal for relaxing and entertaining, with the dining area providing the perfect setting for family meals. Sliding doors open out to the rear garden, creating a seamless indoor-outdoor flow, ideal for summer gatherings. Through a sliding door, you'll find the well-equipped kitchen, complete with ample wall and base units and generous worktop space. A large window overlooks the rear garden, flooding the room with natural light and providing a pleasant view while cooking. Out the back door, you'll find a useful lobby/storage area perfect for additional household items.

Heading upstairs via the split-level staircase, you'll first come to a convenient WC. Continue up to a spacious landing that gives access to the main accommodation. From the landing, there's access to the loft via a pull-down ladder. The loft is part-boarded, offering handy storage or even potential for further development, subject to any necessary permissions. To the left is the family bathroom, featuring a full-sized bath with an overhead shower. There's also a separate shower enclosure, offering added convenience for busy households. The first bedroom to your right is a generously sized double room with a large window overlooking the rear garden, drawing in plenty of natural light. Next is the principal bedroom, another spacious double that benefits from built-in storage solutions, offering both comfort and functionality. The third bedroom is slightly smaller but versatile, ideal as a single bedroom, nursery, or home office, and also includes built-in storage. To the rear, the garden is a true retreat, featuring a garage for outdoor storage, a patio area ideal for alfresco dining, a well-kept lawn, a garden shed, and mature shrubbery that adds privacy and charm to the space.

It's clear the property has been well maintained and loved over the years, though it could potentially benefit from some minor cosmetic updating, making it an excellent opportunity to add your own personal touch.

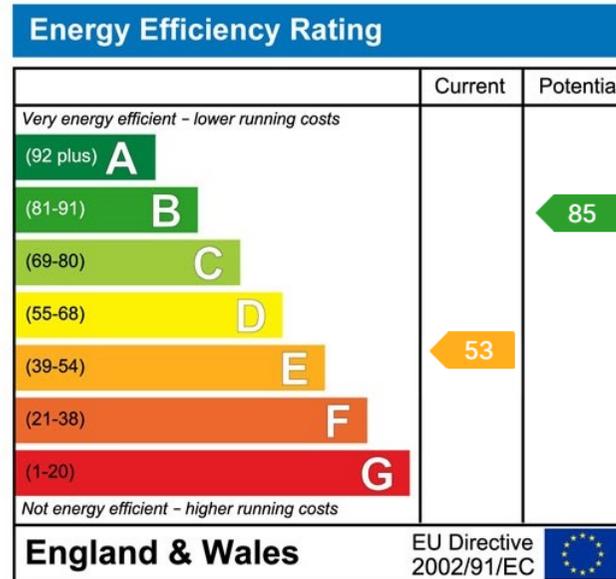


Approx Gross Internal Area  
86 sq m / 929 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Well maintained with scope to update
- 3 Bedrooms
- Bright kitchen
- Spacious Living Area
- EPC: E
- Semi Detached
- Large driveway
- Garage
- Desirable Location
- Council Tax Band: D



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