



Allan Close Tunbridge Wells TN4 8PL

for sale offers in excess of
£350,000



Property Description

Nestled on one of Rusthall's most sought-after roads, this beautifully presented three-bedroom semi-detached home offers a wonderful blend of comfort, style, and tranquillity.

Set back from the road, the property enjoys an attractive and private position.

The ground floor welcomes you with a stylish entrance hall leading to a bright and spacious sitting room, while the adjoining dining room provides an ideal space for both everyday living and entertaining. The well-appointed kitchen offers ample worktop and storage space, complemented by a convenient cloakroom.

Upstairs, the first floor comprises three generous bedrooms and a contemporary family bathroom, finished to a high standard.

Outside, the property truly comes into its own. The landscaped rear garden provides a private oasis, thoughtfully designed with raised flower beds, and attractive composite wood effect none-slip decking area, creating the perfect setting for al fresco dining and relaxation. Further benefits include a workshop and a fully equipped dog grooming studio, offering excellent versatility for hobbies or home-based business use.

To the front, a recently laid shingle driveway provides ample off-road parking.

This attractive home presents an excellent opportunity for families and professionals alike, offering well-balanced accommodation in a highly desirable Rusthall location, close to local amenities, well-regarded schools, and beautiful countryside walks.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Dining Room

Lounge

Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Outside

Driveway

Rear Garden

Workshop

Dog Grooming Studio

Water Supply

Location

Rusthall village exudes quintessential English charm, offering a delightful tapestry of local amenities that cater to both the practical and the indulgent. Meander through its welcoming streets and discover a selection of independent cafés perfect for a morning coffee or a leisurely afternoon treat. The aroma of freshly baked goods drifts from the traditional bakery, while the local butcher and ironmonger provide time-honoured service and quality produce.

A dedicated health shop and a friendly chemist, while the village library offers a quiet haven for book lovers. For everyday essentials, a well-stocked convenience store with a post office ensures everything is within easy reach. Pampering is never far away, with a beauty salon and hairdressers offering a touch of luxury. And when the day winds down, several characterful local pubs invite you in with warm hospitality, hearty fare, and a true sense of community.

Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

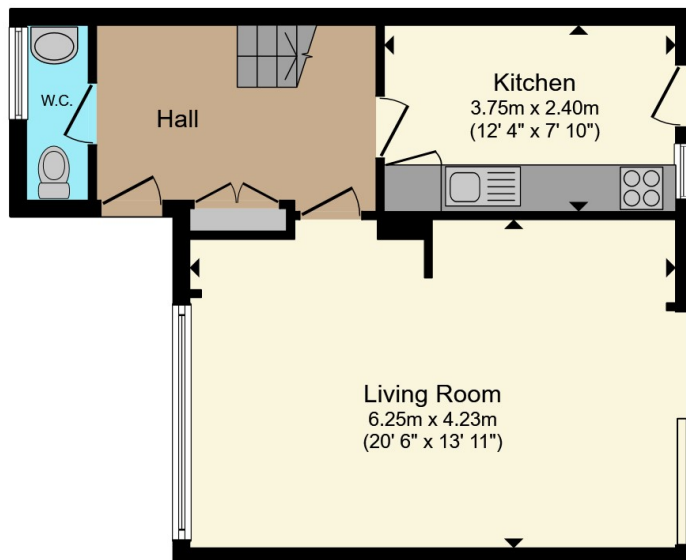
Agents Note

The property is of non-standard construction. Please satisfy yourself in regard to lending options.

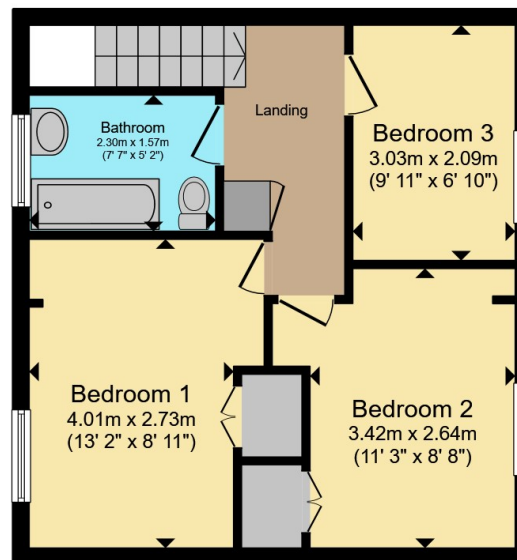








Ground Floor



First Floor

Total floor area 88.9 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406603



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