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 **KMJProperty**  
Your local independent Estate Agent

# Harmony Street, Tunbridge Wells.

£340,000

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This idyllic 2 bedroom cottage is located in the ever-popular Toad Rock area of Rusthall Village.

Stepping through the front door, you will find yourself in the modern fitted kitchen with solid oak worktops, integrated appliances, a variety of floor and wall storage and space for a breakfast table.

Leading on from the kitchen is the living room, which is decorated in neutral colours giving a clean and bright feel to the room. It also boasts a modern wood burner, downlit alcoves and integrated storage. Towards the front of the property is the family bathroom with a traditional style suite and bath with a shower over.

On the first floor are two bright and airy double bedrooms with built in storage and engineered wood flooring.

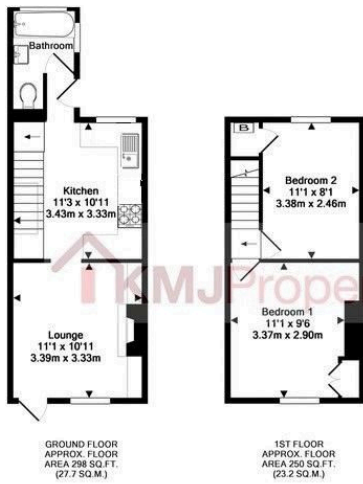
To the rear is a secluded courtyard garden with enough space for outdoor dining and entertaining.

Rusthall Village offers a vast variety of amenities, including a local independent hardware store, a bakery, butchers, chemist, library and convenience store. Tunbridge Wells Town Centre is within a short 5 minute drive away, and there is also a bus that runs to the town every 15 minutes from the village. Tunbridge Wells boasts an array of fantastic restaurants, bars and cafes as well as a number of shops. The mainline station is just a 1.6 mile journey away (7 minute drive).

Council Tax Band- B

EPC- C





GROUND FLOOR  
APPROX. FLOOR  
AREA 298 SQ.FT.  
(27.7 SQ.M.)

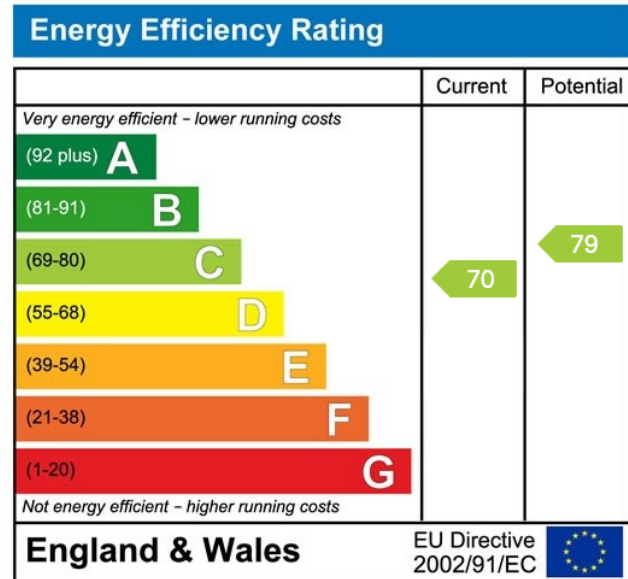
1ST FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Modified November 2023



- Cottage property
- Built-in storage
- Terraced Property
- Downstairs Bathroom
- EPC- C
- 2 Double bedrooms
- Village Location
- Good Transport links
- Low Maintenance Garden.
- Council Tax Band- B



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

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BRITISH  
PROPERTY  
AWARDS  
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TUNBRIDGE WELLS