



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

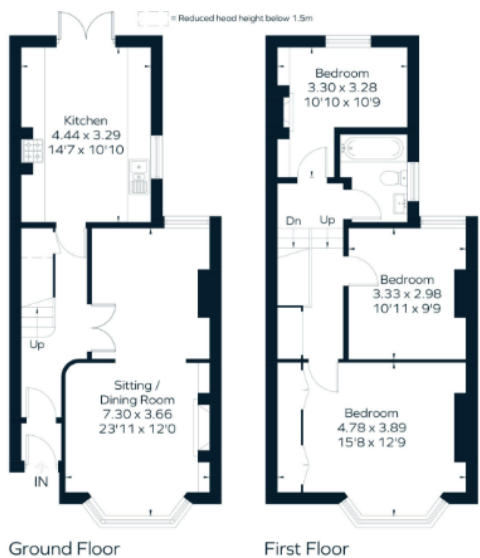
Lower Green Road, Tunbridge Wells,
Offers In Region Of £550,000

3 1 2

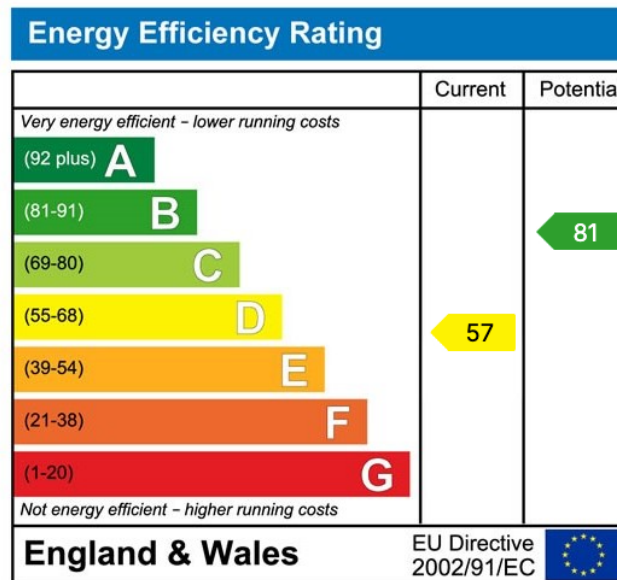


SELLING CHAIN FREE. Set on the green in the centre of Rusthall this charming, Victorian 3 bedroom semi-detached house has beautiful period features throughout. Step inside this charming home, rich in period features that bring warmth and character throughout. From the moment you enter, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property, showcasing details such as stained glass windows. To the right, the lounge is a beautifully presented space featuring a striking bay window that overlooks the greenery to the front of the property, allowing natural light to pour in. A feature fireplace and built-in shelving add both charm and practicality. This room flows seamlessly into the dining area, creating an open-plan, double-aspect living space that is ideal for both everyday living and entertaining. Continuing through, the kitchen offers a stylish and contemporary finish, complete with oak flooring, ample lower and upper storage cupboards, sleek countertops, and integrated appliances. The beautifully finished splashback enhances the modern feel. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection while flooding the space with natural light. Upstairs, the first floor comprises two generous double bedrooms and a well-proportioned single bedroom. Bedrooms two and three retain their original cast iron fireplaces, adding further character, while the principal bedroom benefits from another elegant bay window, creating a bright and airy retreat. Also on this level is the modern family bathroom, finished with glossy tiling throughout. It features a wash basin with integrated storage, WC, and a shower over the bath for added convenience. Externally, the rear garden is private, low-maintenance, and provides ample space for outdoor furniture and a garden shed, good side access to the front of the house making it perfect for relaxing or entertaining. Approached over the village green, the front of the house is bordered by a low wall and railings with the garden gate. The front of the house has space for a bench under the bay window to take advantage of the afternoon sun over the green. In the pretty village of Rusthall approximately 2 miles to the west of Tunbridge Wells, this property is set right on the green with access to local shops, cafes and the green open spaces of Rusthall Common. Tunbridge Wells is 1.6 miles for a comprehensive range of shops, major stores, schools and recreational amenities and excellent schools include grammar schools for girls and boys. Train Services: Tunbridge Wells mainline station is about 1.8 miles.





- Semi Detached
- Overlooking The Green
- Village Location
- 3 Bedrooms
- Rear garden
- Upsatirs Bathroom
- Period Features
- Beautiful bay windows
- EPC D
- 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