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 **KMJProperty**
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Southwood Road, Rusthall

Fixed Price £400,000

3 1 1



This property is a Victorian semi-detached home perfect for families.

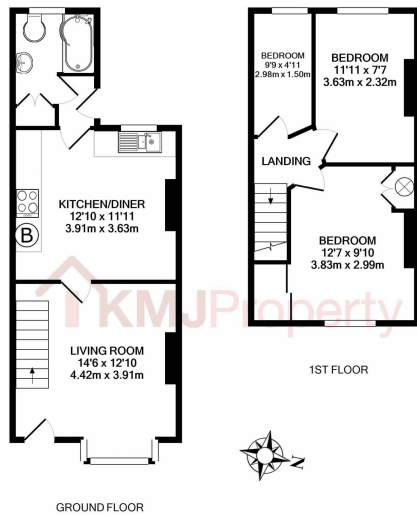
Upon entering the property, you are immediately met with a spacious living room. The box bay window to the front of the property allow the living area to be flooded with natural light. Moving through the property, you are welcomed by a recently refurbished, modern kitchen and dining room area with natural light filling the entire space and the kitchen is fitted with a range of built in units with integrated appliances. A modern bathroom fitted with a shower over bath is featured to the back of the property.

Moving on upstairs you will be met by a primary double bedroom, and 2 smaller bedrooms with the smallest having the potential to be a home office area. Natural light floods each of the bedrooms, giving the property a bright feel.

This property benefits from a garden, laid mainly to lawn, offering a blank canvas for creativity.

This property is in Rusthall Village which is surrounded by beautiful countryside walks, whilst also having every amenity on hand. There is a primary school, two highly rated pre-schools, two churches, a beauty salon, bakers, butchers, convenience stores, chemist, hairdressers, library, post office, chemist and hardware store. Should you ever want to leave Rusthall, the property is located less than one and a half miles west of Tunbridge Wells town centre. It is 2.2 miles (7-minute drive) from the main line station with direct services into London (around 50 minutes) or the coast (around 40 minutes). There is also a bus service from Rusthall that departs every fifteen minutes during peak times. Tunbridge Wells Town Centre boasts an abundance of fantastic bars, restaurants, and cafes as well as a number of shops and highly rated Secondary Schools.



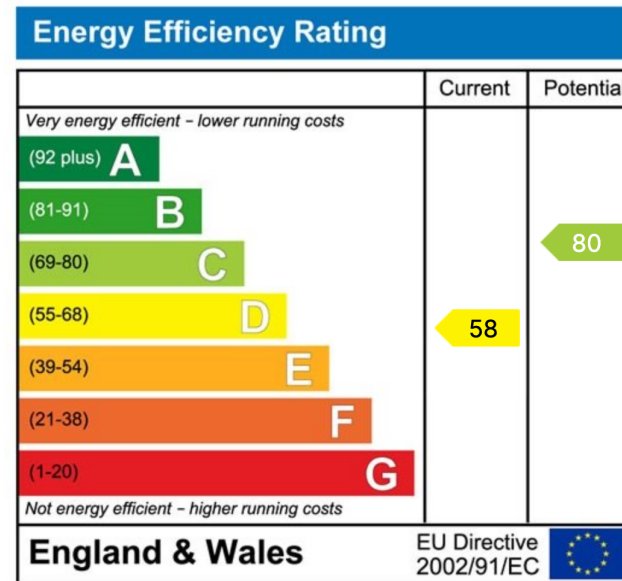


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (2020)

- 3 Bedroom Semi Detached House
- Perfect for Families
- Modern open plan kitchen and dining room
- Natural light throughout
- Modern Bathroom
- Potential for a home office
- Garden with Decking
- Located in the sought after village of Rusthall
- EPC D
- Council Tax Band C



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2023
★★★★★
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