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Shirley Gardens, Rusthall

Offers In Region Of £525,000

3 1 1



Nestled in the charming village of Rusthall, this property is a beautifully renovated three-bedroom semi-detached home offering a spacious and contemporary living environment.

Upon entering the property, you step into a welcoming hallway that leads directly to the lounge. The lounge is a generous and well-lit space with large windows, providing a cosy area for relaxation. Continuing through the ground floor, you enter the heart of the home—a modern open-plan kitchen and dining room. Fully remodelled, this space boasts sleek units, Bosch appliances and ample room for dining. The kitchen overlooks the rear garden, with large windows that flood the room with natural light. From here, a door leads out to the garden, perfect for entertaining or family gatherings.

Heading upstairs, the first-floor features three double bedrooms. Adjacent to the bedrooms, the bathroom has been fully upgraded, featuring modern fixtures and a shower over bath.

This property also benefits from a fully converted and insulated garage, now transformed into a functional home office with its own utility space, shower room, and fast internet connection—ideal for remote working or as a guest suite. The home also includes updated double glazing and has had a comprehensive rewire and plumbing upgrade, the whole property was fully refurbished in 2020.

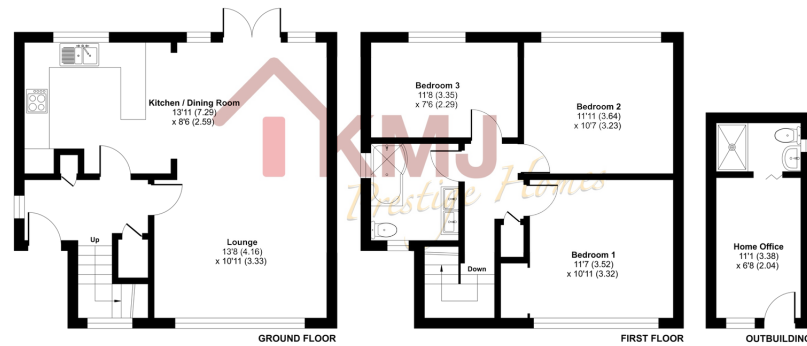
The exterior of the house offers a well-maintained front garden with off-street parking, and a lovely rear garden, offering both a lawn and patio area, perfect for outdoor activities.

The property is situated within the popular village of Rusthall on the outskirts of Tunbridge Wells. The village offers a good range of shops and amenities including but not limited to; a butchers, bakers, hardware store, chemist, general stores, hairdressers, library, coffee shop, medical centre, vets, dentist and primary school etc. The local bus service runs approximately every 15 minutes and heads into Tunbridge Wells. The Mainline Station is an 8 minute journey by car (2.1 miles), this offers services to London and the Coast. Tunbridge Wells offers an eclectic mix of shops and eateries, from large well known chains down to the more independent, boutique types. There's also a mix of schools for all ages and abilities.



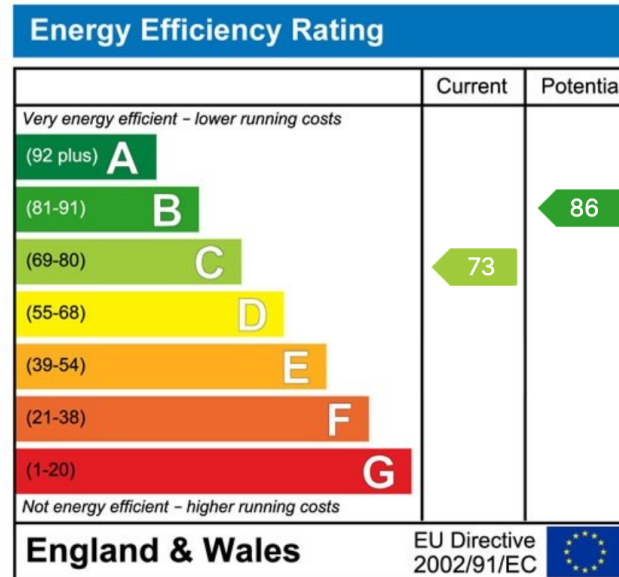
Shirley Gardens, Tunbridge Wells, TN4

Approximate Area = 990 sq ft / 91.9 sq m
 Outbuilding = 103 sq ft / 9.5 sq m
 Total = 1093 sq ft / 101.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition, 2024. Produced for KMJ Property (Tunbridge Wells) Ltd OTM. REF: 1197997

- Semi-detached
- Recently refurbished
- Driveway
- Close proximity to local amenities
- Plenty of Natural Light
- 3 double bedrooms
- Modern Bathroom
- Converted Garage
- EPC Rated C



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