

Woodside Road

Rusthall • Tunbridge Wells • Kent • TN4 8PY



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this one off, immaculately presented, detached home with parking in a no through road leading onto woodland in the Toad Rock area of Rusthall.

- Detached House
- Open Plan Sitting Room/Dining Room
 - Modern Kitchen with Appliances
 - Two Double Bedrooms
- Family Bathroom With Bath & Shower
 - Cloakroom
- Private Garden With Raised Deck
 - Off Road Parking
- Close To Local Amenities In The Village
 - No Onward Chain!

EPC Rating: C



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DESCRIPTION

Kings Estates are proud to offer this one off, immaculately presented, detached home with parking in a no through road leading onto woodland in the Toad Rock area of Rusthall. To the ground floor the accommodation comprises of a spacious hallway with downstairs cloakroom, open plan living room with bi-folding doors opening onto decked balcony area and modern fitted kitchen with appliances. To the first floor there is a spacious landing with vaulted ceiling, two double bedrooms with built in storage cupboards and a family bathroom. Externally the property boasts an enclosed rear garden with a well thought out raised decked area. There is a driveway providing parking to front of the house. The property is being offered with no onward chain.

SITUATION

The property is situated within walking distance of the village centre with its small busy parade of shops including a Post Office, pharmacy, convenience stores, takeaway restaurant and public houses. Other amenities include a local primary school, cricket club and active village societies. For a further selection of shops and schools, Royal Tunbridge Wells is approximately one and half miles distance and includes many cafes, bistros and restaurants, the historic Pantiles, the old High Street and Royal Victoria Shopping Mall. Tunbridge Wells also has a mainline station with a good commuter service into London Charing Cross/Cannon Street. In general the area is well served with good schooling, both state and independent for children of all ages, including the highly regarded grammar schools in Tunbridge Wells. Recreational facilities within the area include the Common with its pleasant walks, local golf and rugby club and Tunbridge Wells Indoor Sports & Tennis Centre on St Johns Road.

ACCOMMODATION

GROUND FLOOR

HALL

Door to cloakroom and sitting room, stairs to first floor.

CLOAKROOM

Front aspect window, white suite comprising low level WC and wash hand basin.

OPEN PLAN SITTING ROOM / KITCHEN

Spacious open plan room with bi-fold doors to garden and part open plan kitchen with integrated oven, hob, fridge and extractor fan. There is also a washer / dryer and freezer.

FIRST FLOOR

LANDING

Vaulted ceiling with two Velux roof windows with remote controls. Built in cupboard housing the boiler and with storage space. Doors to all rooms.

BEDROOM ONE

Two front aspect windows.



BEDROOM TWO

Two rear aspect windows.

BATHROOM

Velux roof window with remote control. A white suite comprising panel enclosed bath, low level wc, pedestal wash hand basin, separate shower cubicle and towel rail.

OUTSIDE

To the rear there is a private garden. The sitting room has a beautiful set of bi-fold doors that open across the width of the house leading on to a lovely raised decked area.

To the front of the house there is a driveway providing off road parking for the house (which is normally rarely found within the Toad Rock and Rusthall village area).

OTHER INFORMATION

AGENTS NOTE – All the shutters are included

COUNCIL TAX BAND - D - £1,718.23 for the year 2018/19



Woodside Road, Rusthall

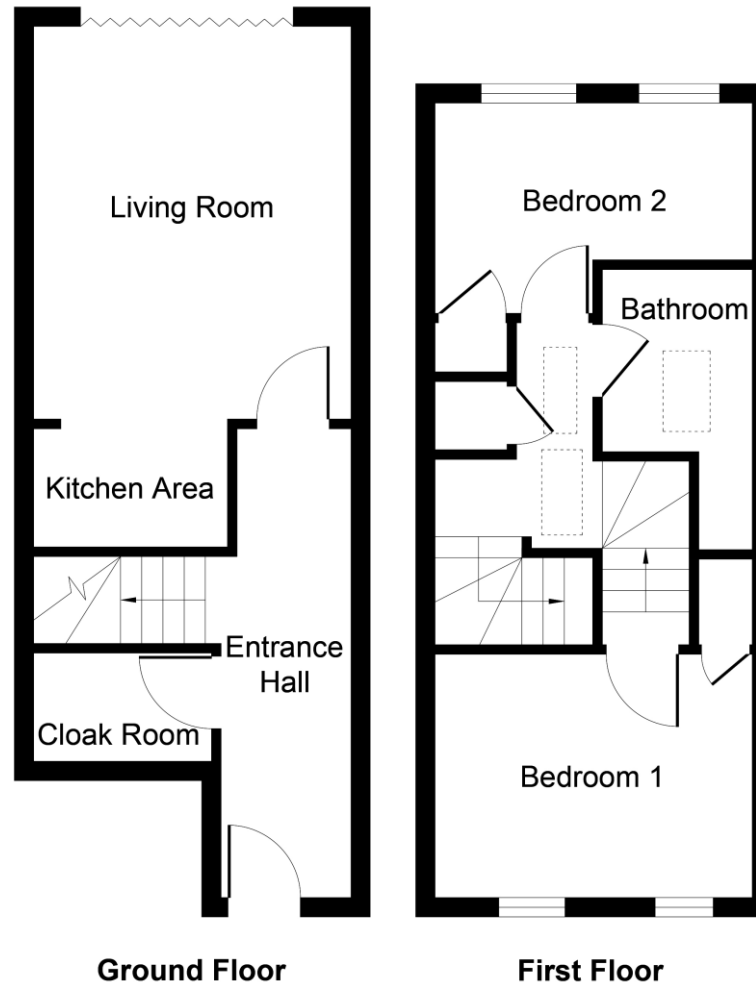
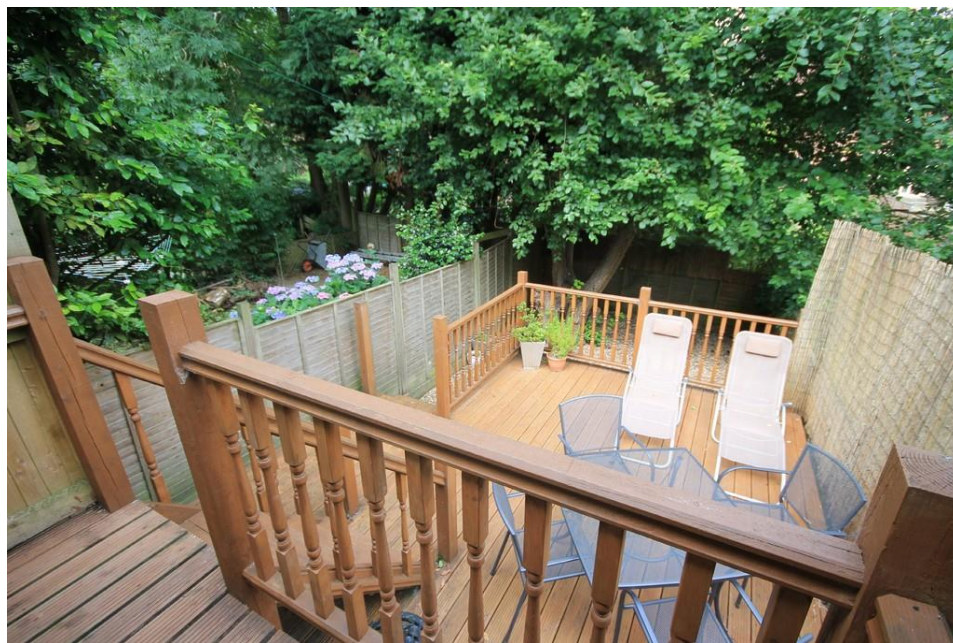


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