



Hill View Road, Rusthall, Tunbridge Wells



**Extended Family Home**

**Semi-Detached**

**4 Bedrooms**

**Bay Fronted**

**2 Reception Rooms**

**Kitchen & Utility Room**

**Low Maintenance Garden**

**Well Presented**

**EPC: D, Council Tax Band: C**

Just on the outskirts of Tunbridge Wells in the popular village of Rusthall sits this delightful 4 bedroom semi-detached family home.

The accommodation, which spans 3 floors offers a bay fronted lounge with feature fireplace, dining room with wood flooring and under-stairs storage, from the dining room is the kitchen which offers space for a dishwasher, fridge freezer and range style cooker.

Through the kitchen is the internal lobby which in turn gives access to the rear garden and the utility room/downstairs cloakroom.

On the first floor there is the master bedroom, the family bathroom and bedroom 4. Up on the second floor are bedrooms 2 and 3.

To the front of the property is a small, slate covered, low maintenance garden and the property is fronted by a dwarf wall.

To the rear of the property is the garden enclosed by fencing and offering a paved patio area and artificial lawn area, creating a lovely space for summer entertaining and alfresco dining.

The property sits within easy reach of Rusthall's thriving High Street, which benefits from a butchers, bakers, library, chemist, hardware store, 2 general stores etc as well the village primary school.

**MORE PROPERTIES REQUIRED IN ALL AREAS**







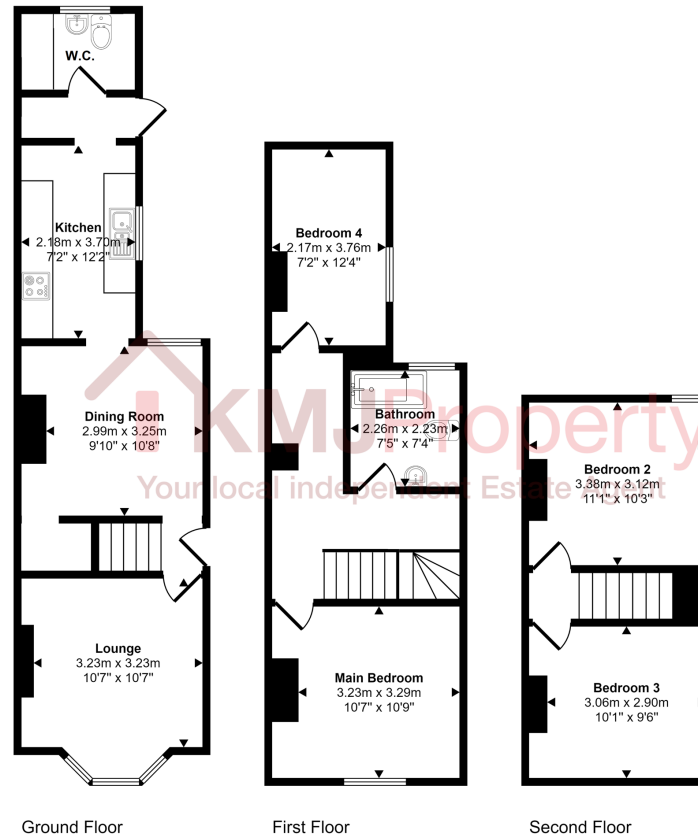


## Notes

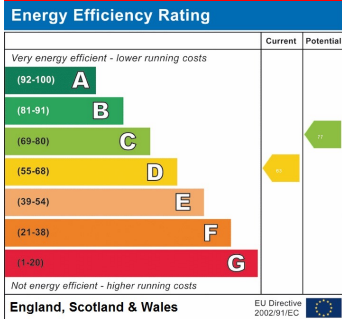
Situated approximately 2 miles West of Tunbridge Wells, Rusthall is within easy reach of the Town Centre and the abundance of shops, restaurants, bars and schools that Tunbridge Wells has to offer, shops range from supermarkets, well known chains down to independent tea rooms and boutique shops. The shopping experiences are varied from the Royal Victoria Shopping Centre, down to the High Street and on through to the famous Pantiles. Tunbridge Wells can be reached by car, bus (the 281 runs approximately every 12 minutes during the day) or on foot. There is also a mainline station which provides direct services to London and the Coast.

## EPC D

A copy of the full EPC is available on request from the office.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**AGENTS NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

Office Tel: 01892 515188

Offices in Tunbridge Wells, Crowborough & Forest Row

sales@kmjproperty.co.uk

www.kmjproperty.co.uk