



Upper Street, Tunbridge Wells,  
TN4 8NX

**OIRO £625,000**

 **KMJProperty**  
Your local independent Estate Agent



**Stunning Property**

**Versatile Loft Space**

**Detached**

**New Boiler With Warranty**

**Landscaped Garden**

**Basement Room**

**Large Sash Windows**

**Council Tax Band- E**

**EPC- F**

This beautiful property is situated just a stones through away from Toad Rock in Rusthall Village which is surrounded by beautiful countryside walks whilst 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, and ironmongers. 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's a twenty-minute walk across beautiful commons into the centre of Tunbridge Wells, the historic Pantiles or 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 twelve 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 Grammar Schools.

As you walk into this special property you are greeted by a hallway with plenty of room for hanging coats and shoes. This hallway leads through into the beautiful kitchen/breakfast room with triple aspect windows giving the room a bright and open feel. The substantial living room is also accessed by the hallway and features hard wood floors and a log burner giving the property a charming cottage feel.

Through the living room is the dining room which has built in storage and gives access into the stunning garden.

The property also benefits from a basement floor accessed through the kitchen and garden which is currently being used as a reception room and has delightful views over the garden.

On the second floor are two double bedrooms, which boast large sash windows, giving magnificent views over Rusthalls wildlife. The second floor also has two single bedrooms and a family bathroom which also show off incredible green views.

The garden is spread across 2 tiers and gives the ultimate sense of privacy, The patio area looks on to the lawned area down the steps making this the perfect garden to enjoy some alfresco dining whilst looking down at the children playing.

**MORE PROPERTIES REQUIRED IN ALL AREAS**









Directions

From our office in Rusthall, Turn right onto Rusthall High Street and continue onto Rusthall Road. Turn left onto Harmony Street and Left again onto Upper Street. The property will be on the right.

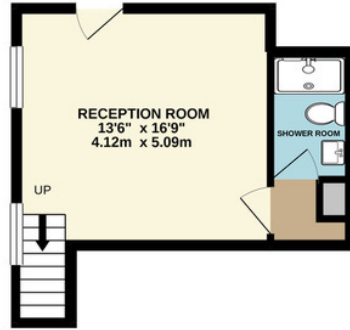
Notes

Situated less than 2 miles West of the Spa Town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library, post office and Primary School. For a more diverse range of shops, facilities and mainline station, Tunbridge Wells town centre is a short bus ride away serviced by the 281 bus service, which runs approximately every 12 minutes during peak times. There is also a commuter coach which collects locally each day with destinations across London.

EPC F

A Full copy of the EPC certificate is available on request from our office.

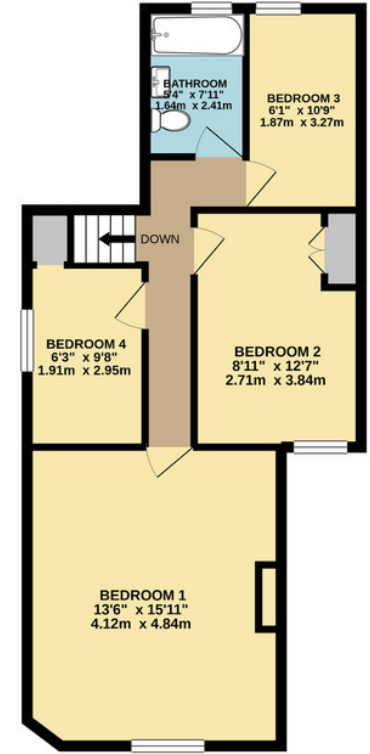
BASEMENT FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

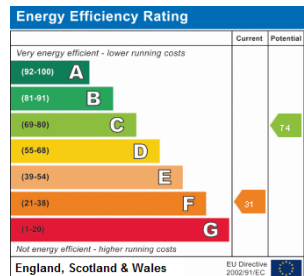


1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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