

Manor Road • Rusthall

Tunbridge Wells • Kent • TN4 8UD





KINGS ESTATES
PROFESSIONALS IN PROPERTY

Manor Road

Rusthall • Tunbridge Wells • Kent • TN4 8UD

Kings Estates are proud to offer this four-bedroom semi-detached family home, located in the centre of the popular Rusthall village, close to Tunbridge Wells. No Onward Chain.

- Period Semi Detached House
- Accommodation Totals 1611 Sq Ft / 149.7 Sq M.
 - Four Bedrooms
 - Two Bath / Shower Rooms (One Ensuite)
- 22ft Sitting / Dining Room & Conservatory
 - Fitted Kitchen
 - West Facing Rear Garden
 - Close to Village Amenities
- Viewing Comes Highly Recommended
 - Available with No Onward Chain

EPC Rating: D

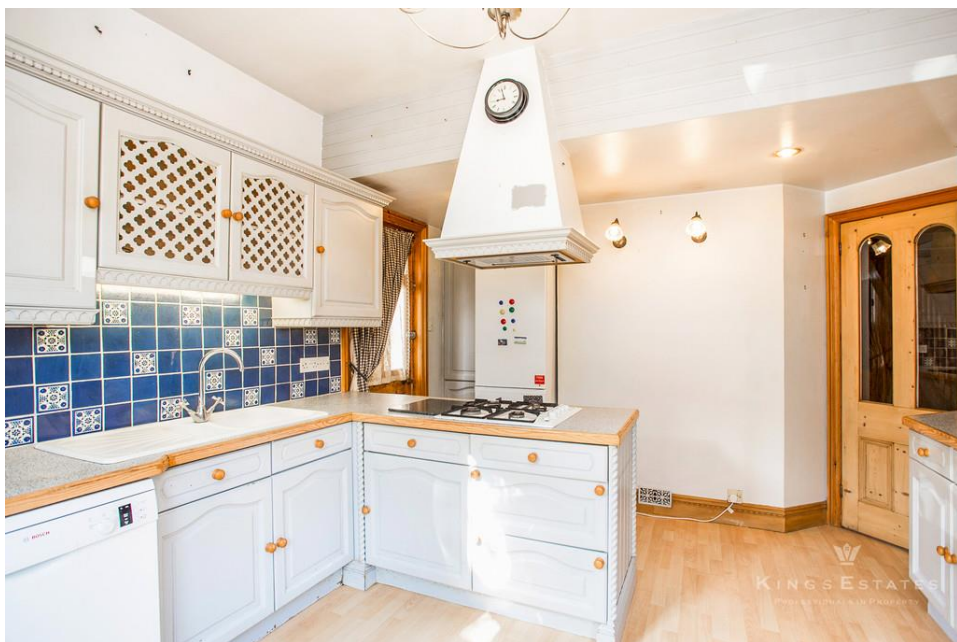


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DESCRIPTION

Kings Estates are proud to offer this four-bedroom semi-detached family home, located in the centre of the popular Rusthall village, close to Tunbridge Wells.

The accommodation to the ground floor comprises kitchen with bay window, sitting room / dining room and conservatory opening to the garden. To the first floor there are three good-sized bedrooms and a family bathroom. To the second floor there is an additional bedroom with en-suite. Externally the rear garden is mainly laid to lawn with two patio areas and a shed.

SITUATION

The property is approximately quarter of a mile from Rusthall high street which provides a range of amenities from day to day uses including a Post Office, butcher, pharmacy and general store. There are regular bus services to the main town centre of Royal Tunbridge Wells which is approximately 2 miles distance. Tunbridge Wells itself offers excellent shopping facilities and mainline station with frequent service to London and the south coast. There is a wide range of schools for all age groups with recreational amenities including several golf courses and sports clubs with both Rusthall and Tunbridge Wells famous for their commons, surrounding open countryside and local pubs and restaurants.

ACCOMMODATION Approximate Gross Internal Area: 1611 Sq Ft / 149.7 Sq M.

ENTRANCE HALL

Stairs to first floor with under-stairs storage cupboard built-in, ceiling mounted light. Doors to kitchen and sitting / dining room.

KITCHEN 12' 10" x 11' 11" (3.91m x 3.63m)

Front aspect bay window, fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, 1 & 1/2 bowl sink with mixer tap and drainer, integrated double oven, four ring gas hob, dishwasher, fridge/freezer, side aspect door, ceiling mounted light.

SITTING / DINING ROOM 22' 1" x 12' 6" (6.73m x 3.81m)

Open plan dual aspect room with windows to side aspect and French doors opening to the conservatory, ceiling and wall mounted lights. Built-in storage cupboards, fireplace with hearth and surround.

CONSERVATORY 12' 2" x 7' 8" (3.71m x 2.34m)

Triple aspect room with French doors opening to then garden.

FIRST FLOOR

MASTER BEDROOM 15' 10" x 11' 9" (4.83m x 3.58m)

Front aspect bay window and additional front aspect window. A range of fitted wardrobes, ceiling mounted light.

BEDROOM TWO 15' 10" x 10' 2" (4.83m x 3.1m)

Rear aspect window, ceiling mounted light.

BEDROOM THREE 9' 9" x 9' 6" (2.97m x 2.9m)

Side aspect window, ceiling mounted spotlights.



BATHROOM

Side aspect frosted window, tile floor, ceiling mounted light, chrome heated ladder style towel rail, white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC.

SECOND FLOOR

BEDROOM FOUR 19' 3" x 12' 8" (5.87m x 3.86m)

Rear aspect Velux window, ceiling mounted light, built-in storage cupboards, walk-in eaves storage, door to:

ENSUITE SHOWER ROOM

Rear aspect Velux window, corner shower, pedestal wash hand basin, low level WC.

OUTSIDE

GARDEN

To the rear of the house there is a West-facing garden which is mainly laid to lawn with brick patio and shed.

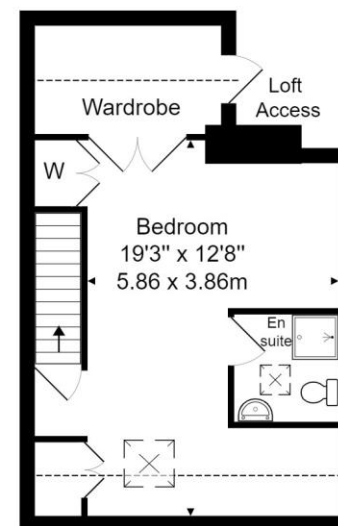
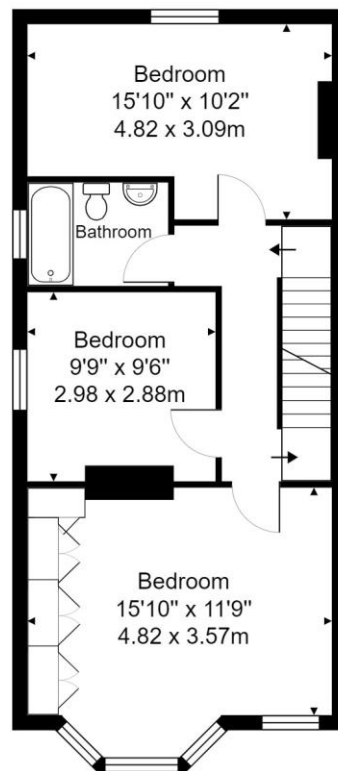
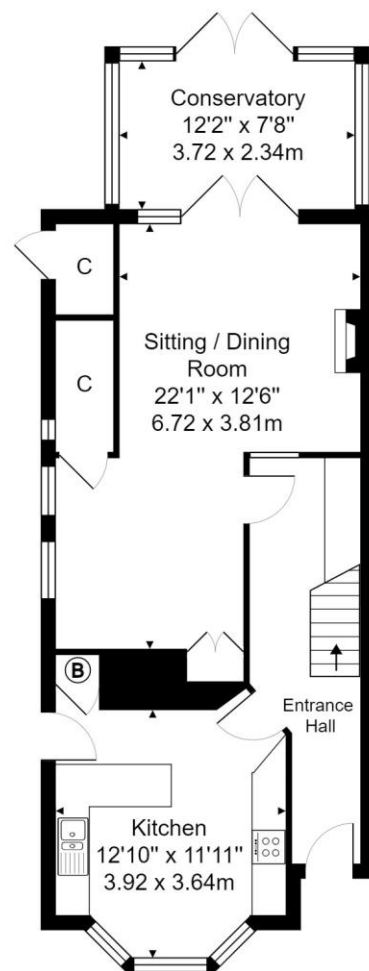
OTHER INFORMATION

COUNCIL TAX BAND - D - £1,971.93 for the year 2021/22 (Tunbridge Wells Borough Council)

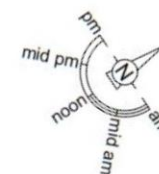
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Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





Approx. Gross Internal Area
1611 ft² ... 149.7 m²



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 or tenant. 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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