



**56 Shirley Gardens, Tunbridge Wells, Kent, TN4 8TQ**

**Offers in the region of £525,000 Freehold**

- A spacious four bedroom semi-detached family home
- Large picture windows throughout
- Generous living accommodation
- Well equipped utility room
- Roll top bath
- Two bathrooms
- Nicely manicured rear garden with a sunny aspect
- Off road parking for two cars
- Walking distance to village centre and bus stops



**\*\*VERY POPULAR VILLAGE LOCATION\*\*BEAUTIFULLY PRESENTED FOUR BEDROOM HOME\***This delightful spacious four bedroom semi-detached family home is situated in a quiet residential area in the heart of Rulphall Village, within walking distance of a variety of local shops, restaurants and local amenities in the area. The accommodation comprises a living room, dining room, kitchen, utility room, bedroom four/study and a shower room on the ground floor with three further bedrooms and a family bathroom on the first floor. The large picture windows throughout allow for the flow of natural light in every room. The delightful, well manicured rear garden is accessed from the large sliding patio doors in the dining room out onto a patio area which has an attractive pergola structure. This property is within walking distance of Rulphall High Street which offers an enviable selection of local shops and there is a regular bus service to Tunbridge Wells Railway Station, which offers excellent links to all London MLS in under the hour. This lovely property offers excellent accommodation for FAMILIES and early viewing is recommended.

## Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.



## Location

Rulphall village has become extremely desirable location with homeowners over the last few years as it has so much to offer. It sits in an area which boasts beautiful Kent countryside and there are so many country walks minutes from the property. The high street is abundant with many shops, to include a general hardware store, two general provision stores, a chemist, local restaurants and takeaways, a fish and chip shop just to name a few. It sits also on the fringes of Tunbridge Wells which is renowned for its reputable selection of well respected Junior and Senior Schools which are only a short drive from the property. There is a regular bus service which operates from the High Street to Tunbridge Wells Town Centre and school coaches operate in this area on a regular basis. It also has its own local pub which has a delicious Thai menu for the adventurous diner.

## Ground Floor

### Hallway

Under-stairs cupboard for storage. Wood laminate flooring. Large tall picture windows. Stairs to first floor.



## Living Room

Large picture window to front. Additional window to side. A fireplace opening accommodated with a gas/coal effect feature fire with a raised hearth beneath. Radiator. Opening into dining room.

## Dining Area

Large fully glazed sliding doors out to the rear garden. Small food hatch. Wood laminate flooring. Radiator.

## Kitchen

Laminate flooring. Window to rear. Speckled work top housing a circular stainless steel sink with drainer. Free standing gas range cooker with a five ring gas hob above and two ovens below with a plate warmer. Extractor fan above. Built-in larder. An attractive range of eye level and base unites. Dish washer. Archway to utility room.

## Utility Room

Fully glazed door to the rear garden. Laminate flooring. Space for a fridge freezer and plumbing for washing machine. Space for hanging coats.

## Bedroom Four/Study

Window to front. Radiator.



## Shower Room

Window to rear. Fully tiled shower cubicle with wall mounted gravity shower unit. Partially integrated wash basin with built-in units below. WC with concealed flush. Wall mounted cupboard housing a gas combi boiler. Wall mounted ladder style radiator.

## First Floor

### Landing

Loft hatch. Insulated with part boarding.

### Bedroom One

Large picture window to front. 2 x double fitted wardrobes. Additional built-in single wardrobe. Radiator with attractive wood latticed cover.

### Bedroom Two

Large picture window to rear. Radiator

### Bedroom Three

Window to front. Radiator.



## Family Bathroom

Window to rear. Additional side window. Laminate flooring. Three piece bathroom suite comprising an attractive free standing 'Roll Top Bath' with mixer taps and hand held shower unit. WC with concealed flush. Partly integrated wash basin with built-in cupboards below. Built-in airing cupboard. Wall mounted ladder style radiator.

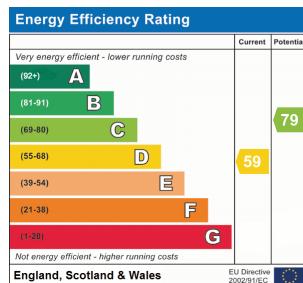
## Outside

### Front Garden

A generous brick block design driveway with space for two cars. An additional area which houses a variety of mature shrubs and plants. Gated access to the rear.

### Rear Garden

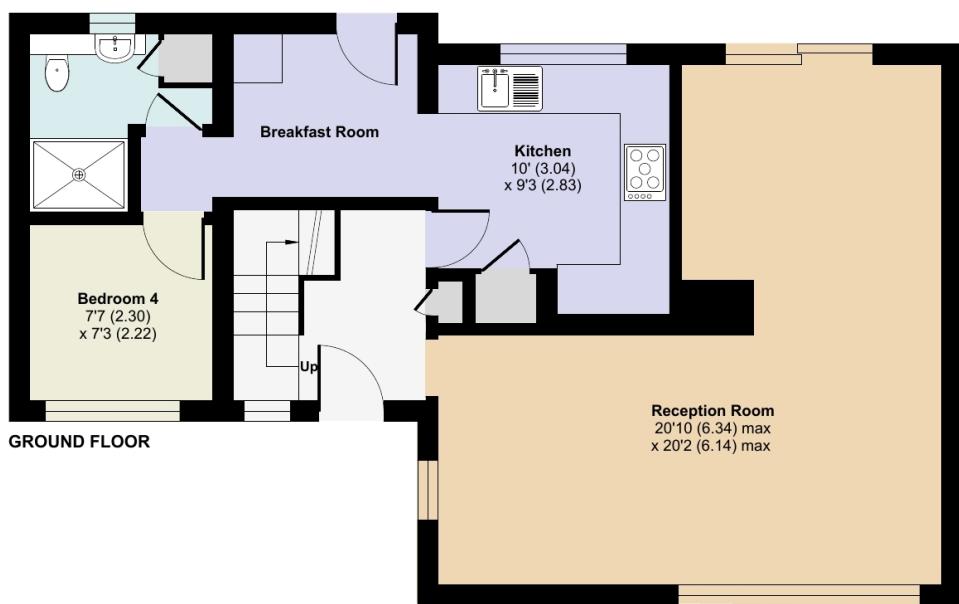
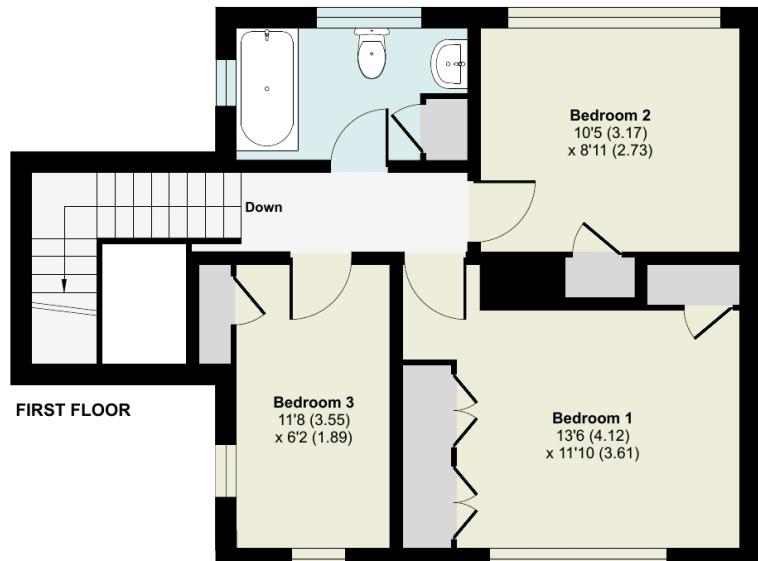
A well manicured area with a sunny aspect, designed to accommodate a delightful patio which leads onto a good sized lawn. An attractive raised bed which currently houses a variety of mature shrubs and colourful plants. Shed to remain. Electric point. Tall wood fence panel surround. Water tap. Large attractive wooden Pergola. Gated access to the front.



## Shirley Gardens, Tunbridge Wells, TN4

Approximate Area = 1120 sq ft / 104 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Mother Goose Estate Agency Ltd. REF: 1130090