



2a Shirley Gardens, Tunbridge Wells, Kent, TN4 8TG

Guide Price £635,000 Freehold

- A SPACIOUS FOUR BEDROOM DETACHED HOME
- IDEAL FOR HOME WORKERS WITH AN OFFICE/STUDY
- Well screened good sized private rear garden
- A very well proportioned family home
- Delightful well established front garden
- Walking distance to Rusthall High Street
- DRIVEWAY AND GARAGE
- IDEAL FOR LONDON COMMUTERS with a regular bus route to the railway station.
- Centaur coach pick up for London commuters into Canary Wharf close-by
- 1116 SQUARE FEET (EXCL GARAGE)



A FANTASTIC OPPORTUNITY to purchase this spacious four bedroom DETACHED family home with off road parking for two cars. This well proportioned property is situated at the opening of a very quiet cul-de-sac in the popular VILLAGE of RUSTHALL, elevated above the road and has generous well manicured gardens to the front and the rear. The accommodation is spread over two floors and is in need of updating throughout but provides excellent family space and it is a perfect home for a growing family to be able to adapt to their needs. On the ground floor there is a generous sized hallway, a shower room, kitchen/dining room and a spacious living room with access out to the delightful rear garden. On the first floor there are four good sized bedrooms and a family bathroom. The very well screened gardens to the rear are abundant with a variety of shrubs and trees and are very private, surrounded by tall well established mature trees and hedging. There are beautiful woodland walks within walking distance of the property which sits on the edge of some stunning Kent countryside, ideal for dog walkers. Gas central heating. Double glazed windows. Block brick driveway and garage with parking space for TWO cars. NO FORWARD CHAIN.

Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.

Location

Rusthall 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 comfortably on the fringes of Tunbridge Wells Town Centre 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. In addition Centaur coaches operate a daily service to London Canary Wharf for commuters.



Ground Floor

Hallway

Under stairs cupboard for storage. Stairs to first floor. Radiator.

Shower Room

Window to side. Fully tiled shower cubicle with wall mounted gravity shower unit. Tiled effect flooring. Wash basin and WC to match.

Kitchen/Dining Room

Window to rear. Double fully glazed patio doors to rear garden. Tiled effect flooring. Double oven with a four ring gas hob above. Extractor fan. Eye level and base units. Washing machine to remain. Fridge freezer to remain. Dishwasher to remain.

Dining Area: Space for a good sized dining table and chairs. Fully glazed patio doors to rear garden. Radiator.

Living Room

Double aspect to front and rear. York stone fireplace surround with an electric fire inset. Two radiators.



First Floor

Landing

Cupboard housing airing cupboard with a hot water tank. and shelving. Loft hatch providing access. Pull down loft ladder, insulated and part boarded.

Family Bathroom

Window to the rear. Three piece suite comprising a bath with a partial glass screen. Wood laminate flooring. Wash basin and WC to match. Built-in wall mounted eye level vanity units. Radiator.

Bedroom One

Window to front. Double fitted wardrobe. Radiator.

Bedroom Two

Window to front. Fitted triple wardrobes. Radiator.

Bedroom Three

Window to rear. Fitted double wardrobe. Radiator.

Bedroom Four/Study

Window to rear. Well equipped study with built-in desk and fitted shelving units and cupboards for storage. Radiator.



Outside

Front Garden

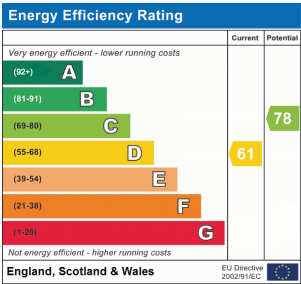
A generous block brick driveway with space for two cars. Steps up to front door. Large well established central flower bed housing a variety of mature trees and shrubs. Gated access to the rear garden.

Rear Garden

Good sized paved patio area with steps up to a lawn which sweeps around the delightful rear garden which houses deep well established flower beds abundant with mature shrubs and trees. Mature hedging to the rear combined with wood panelled fencing provides excellent screening. Large shed to remain. Gated access to the front garden. Access to garage.

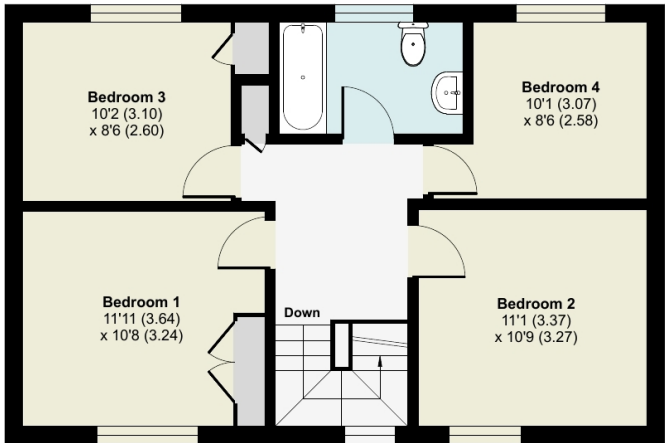
Garage

Up and over doors. Good sized garage with power connected. Wall mounted gas boiler approximately 15 years old.

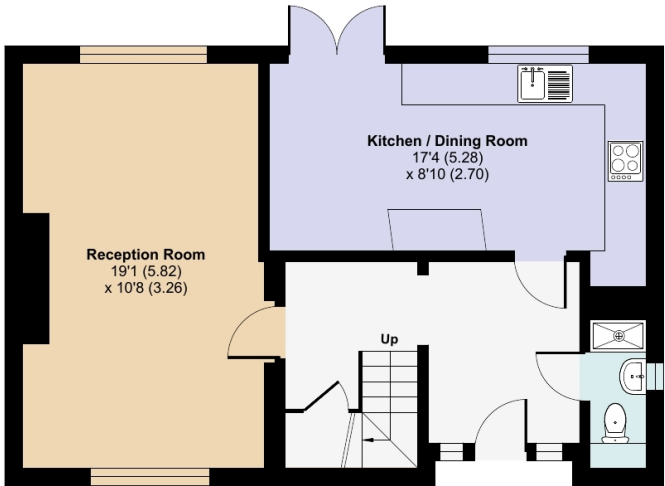


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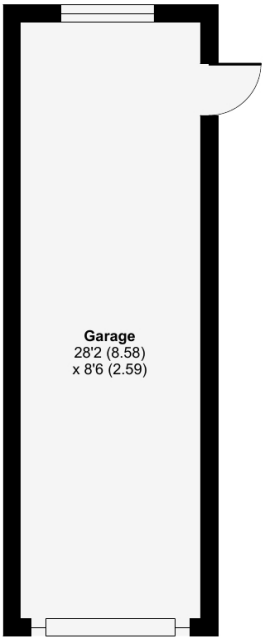
Approximate Area = 1116 sq ft / 103.6 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1355 sq ft / 125.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE