



## **Shirley Gardens Tunbridge Wells**

**2 Receptions**

**4 Bedrooms**

**1 Bathrooms**

**\*PRICE RANGE £595,950 - £610,000\*\*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 Rusthall 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 good sized rear garden is accessed from the large sliding patio doors in the dining room out onto a large patio area which has an attractive pergola structure. This property is within walking distance of Rusthall 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.

**Guide Price £595,000**

## Viewing Information

To view this property 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 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 pup which has a delicious Thai menu for the adventurous diner.

## Ground Floor

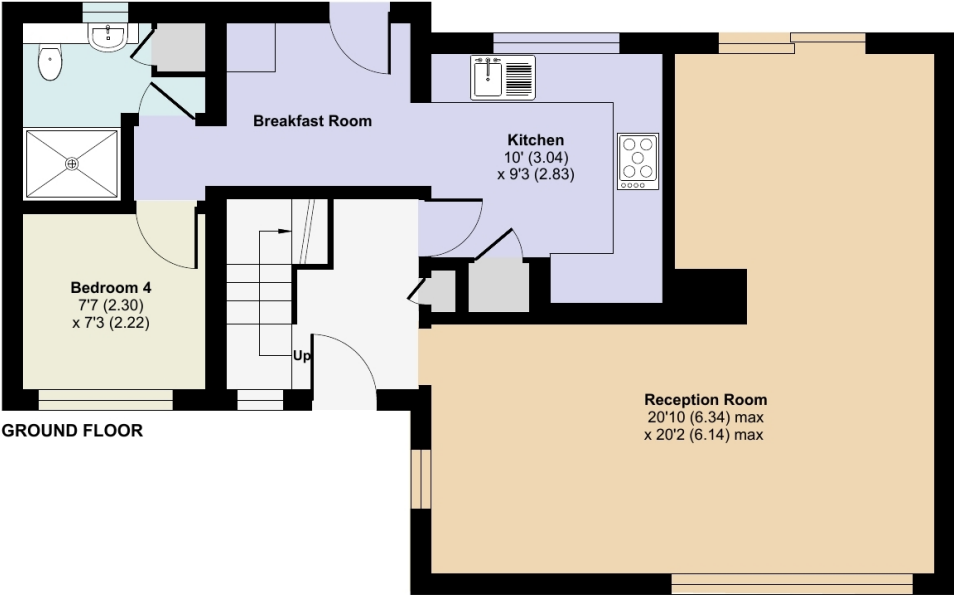
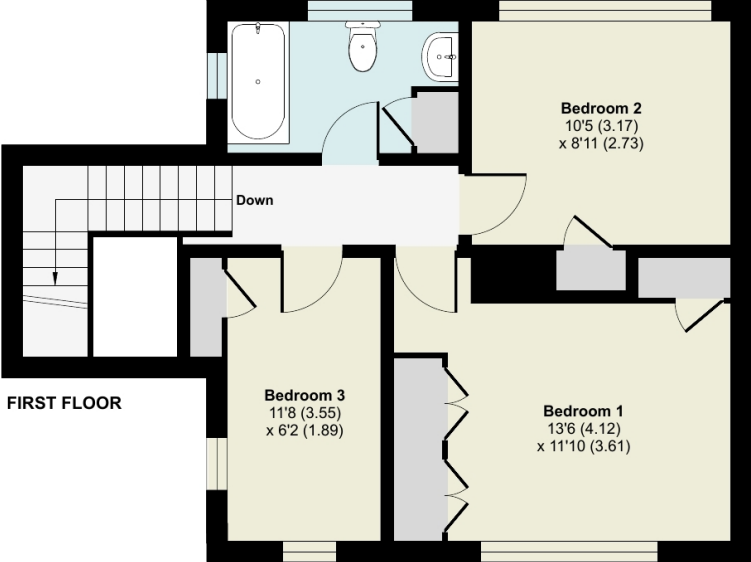
### Hallway

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



# Shirley Gardens, Tunbridge Wells, TN4

Approximate Area = 1120 sq ft / 104 sq m  
For identification only - Not to scale



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