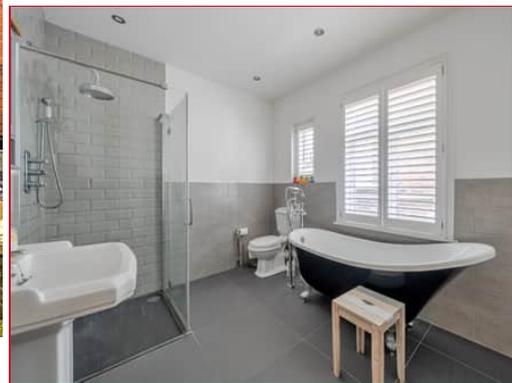


**Sold STC**



**50 Erskine Park Road, Tunbridge Wells, Kent, TN4 8UP**

**PRICE RANGE £465,000 Freehold**

- PRICE RANGE £465,000 - £480,000
- A stunning two double bedroom semi detached period home on three levels
- Beautifully designed kitchen/dining area overlooking rear garden
- Wood burning stove in full working order.
- Plantation blinds throughout to remain
- POPULAR VILLAGE LOCATION
- Walking distance to the shops and local amenities
- Walking distance to bus stops with regular services to Tunbridge Wells railway station
- NO CHAIN

**\*PRICE RANGE £465,000 - £480,000\*\*POPULAR VILLAGE LOCATION\*\*A STUNNING two double bedroom period semi-detached bay fronted home with additional attic space on the second floor. This beautifully presented property is situated in the heart of Rusthall village, and is within walking distance of the bustling high street which offers a huge variety of shops, restaurants and cafes, to be enjoyed by all age groups. The rustic period theme is present throughout, displaying areas of luxury and sheer elegance in areas such as the very decadent family bathroom housing a 'roll top bath', blending effortlessly also in areas with a contemporary design. The tastefully arranged kitchen/dining area with superior finishings and home to a central island for added effect, is a space designed for comfort and 'cozy,' enhanced by the elegant cast iron log burner, an ideal space on a cold winters day/night for a family to come together. Bifold doors open out onto a delightful south facing rear garden which is a perfect space to relax after a busy day. Double glazed throughout. Gas central heating. NO CHAIN.**

## Viewing Information

To arrange a viewing please contact Jenny 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.

## Ground Floor

### Hallway

Spindled staircase to first floor. Radiator.

### Living Room

Large square bay fronted window. Wood laminated flooring. Very attractive period feature fireplace. Picture rail. Radiator.



## Kitchen/Dining Room

**KITCHEN:** Slate tiled flooring throughout. A mobile central island unit with storage below. Work top housing a sink with drainer, a four ring electric hob with a built-in electric oven below and extractor fan above. Small window to the side. Dishwasher and washing machine to remain. Space for fridge freezer. A range of attractive eye level and base units for storage. A cast iron wood burner (in full working order) on a slate hearth.

**DINING AREA:** Wall to wall fully glazed bifold doors overlooking the garden. Radiator.

## First Floor

### Landing

Access to attic space via a staircase.

### Main Bedroom

Two windows to front. Wood laminate flooring. Picture rail. Triple built-in wardrobes with additional storage above. Radiator.

### Bedroom Two

Window to rear. Wood laminate flooring. Built-in double wardrobe. Radiator.



## Family Bathroom

Tastefully designed deluxe bathroom. Window to side with additional small window to side. Slate tiles to flooring with wall tiles to match. Fully tiled corner shower cubicle with wall mounted 'rain shower' and additional wall mounted hand held shower unit. A free standing deluxe style 'roll top bath' with ornate period style feet. Wall mounted gas combi boiler. Wash basin with WC to match. Wall mounted chrome ladder style radiator.

## Outside

### Front Garden

Low brick wall with pathway to front door.

### Rear Garden

Laid to patio on two levels. Shed to remain. Gated access to front. 6' wood fence panel surround. An ideal space for BBQ's and entertaining. Southerly aspect.



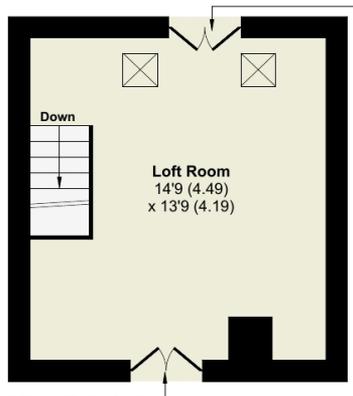
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



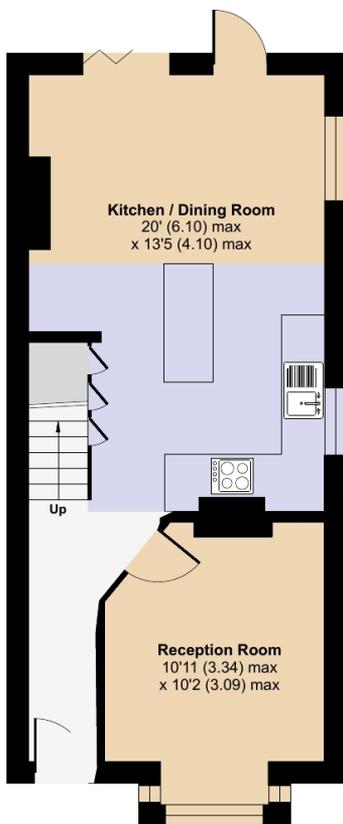
# Erskine Park Road, Tunbridge Wells, TN4

Approximate Area = 1050 sq ft / 97.5 sq m

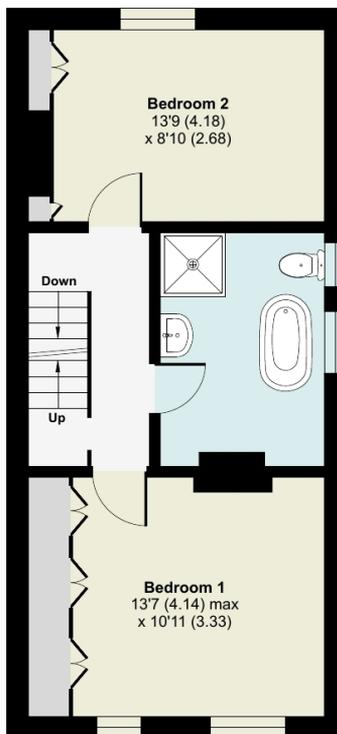
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Mother Goose Estate Agency Ltd. REF: 1419928