



Lower Green Road, Tunbridge Wells, Kent, TN4 8TW

Guide Price £525,000 Freehold

- DESIRABLE VILLAGE LOCATION
- A semi-detached three bedroom period home
- IN NEED OF MODERNISATION THROUGHOUT
- Two reception rooms with feature fireplaces
- Upstairs bathroom
- Delightful well established well screened gardens to the front and rear
- Walking distance to village centre and bus stops
- Regular bus service to the railway station with walking distance
- Single garage with access from both front and rear garden



DESIRABLE VILLAGE LOCATION A charming three bedroom semi-detached period home with a GARAGE and good sized gardens to front and rear. This delightful property is situated in the heart of the very popular village of Rusthall and is in need of modernisation throughout. The accommodation comprises a porch, kitchen, two reception rooms and a cloak room on the ground floor with three good sized bedrooms and a family bathroom on the first floor. There are a number of charming period features to be admired to include feature fireplaces, wooden floorboards and deep bay windows to the front. There are well established well screened private gardens to the front and the rear, with a variety of mature trees and shrubs. A detached single garage to the side. Rusthall village centre is within walking distance of this property which has an abundance of shops and restaurants, and there are some stunning woodland walks close-by for ramblers and dog walkers. 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.



Ground Floor

Porch

Partially glazed. Part brick construction. Access into the hallway.

Hallway

Large entrance hallway with wooden flooring. Picture rail. Stairs to first floor. Radiator.

Cloak Room

Window to side. WC and wash basin to match. Radiator.

Living Room (Reception One)

Square bay to front. Wooden flooring. Feature fireplace with tiled hearth and mantle, accommodating an electric free standing living flame fire. Radiator.

Reception Two/Dining Room

Partly glazed door to rear garden. Wooden flooring. Feature fireplace with brick hearth and mantle. Radiator.



Kitchen

Part glazed door to rear garden. Two windows to rear. Stainless steel sink unit and drainer. Plumbing for dish washer and washing machine. Gas boiler located under kitchen unit, with service history. A range of eye level and base units. Radiator.

First Floor

Landing

Loft access. with part boarding and insulation. Wooden floorboards. Radiator.

Bedroom One

Double bedroom with window to rear. Radiator.

Bedroom Two

Double bedroom with window to front. Radiator.

Bedroom Three

Double bedroom with window to front. Radiator.



Family Bathroom

Window to rear. Wooden flooring. Bath with mixer taps and wash basin to match. Built-in cupboard housing the hot water tank. Shelving. Radiator.

Separate WC

High window to side. WC.

Outside

Front Garden

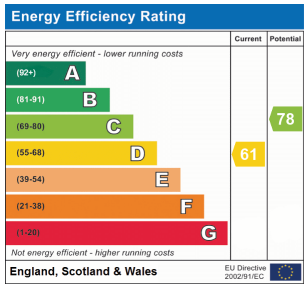
Access from the side of the property through a gate. Large area of lawn bordered by well established deep flower beds. Tall well established mature hedging to front with a pathway leading to the front door. Additional point of access from Ashley Gardens.

Single Garage

Dual access from the side and the rear. Power connected. Up and over doors.

Rear Garden.

A delightful well established area which is abundant with mature trees and shrubs. A greenhouse to remain. Access to the single garage.



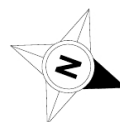
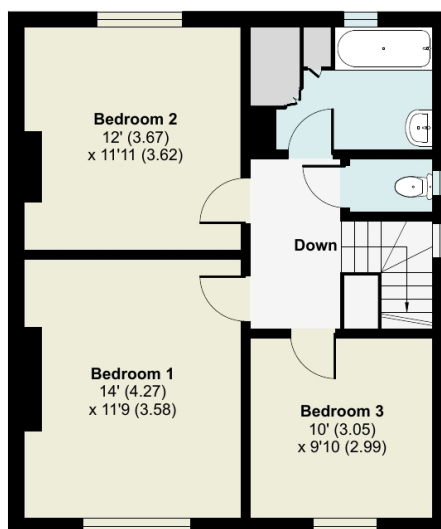
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Approximate Area = 1192 sq ft / 110.7 sq m

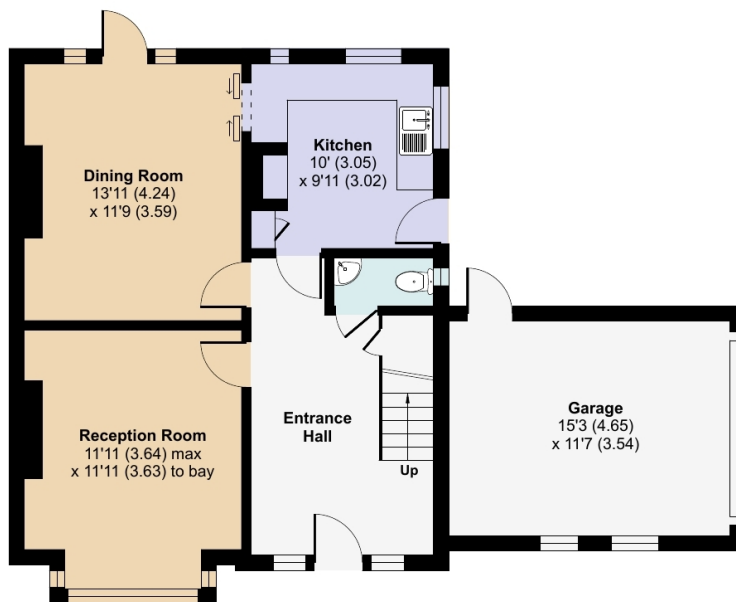
Garage = 177 sq ft / 16.4 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1316495