



**Meadow Road, Rusthall, Tunbridge Wells, Kent,
TN4 8UL**

Price Range £535,000 Freehold

- DESIRABLE VILLAGE LOCATION
- PRICE RANGE £535,000 - £550,000
- Beautifully appointed 4/5 bedroom semi detached period home on three levels
- A stunning new bathroom with roll top bath with an additional shower room
- Stripped wooden floor boards on ground level
- Stunning period fireplace in full working order
- Newly fitted carpets
- Recently fitted Wren kitchen with superior fittings
- Minutes walk from Rusthall High Street and shopping facilities
- Walking distance to bus stop with regular bus routes to Tunbridge Wells and train station



***SIMPLY STUNNING**POPULAR VILLAGE**

LOCATIONPRICE RANGE £535,000 - £550,000*** This beautifully arranged spacious four/five bedroom semi-detached bay fronted Edwardian villa style property ON THREE LEVELS, is situated in the centre of the very popular village of Rusthall, within walking distance of the wide variety of local shops and amenities. The property has been very tastefully updated throughout and the current owner has created a perfect combination of period charm with a subtle twist of contemporary. The dusky grey and white tones flow seamlessly from room to room and coupled with new flooring and newly fitted carpets, there is a tone of sheer elegance, sophistication and luxury in every room. The living accommodation on the ground floor is generous and comprises a delightful living room with wooden floorboards benefitting from plenty of natural light. The dining room with its stunning period full working period fireplace, empties into the recently fitted 'Wren' design kitchen which opens out through double french doors into the delightful well secluded rear garden. The middle floor is comprised of three bedrooms, and a beautifully presented shower room. An additional double bedroom, a deluxe bathroom and a dressing room/nursery/bedroom five are on the top floor. There is a very pretty well screened rear garden with a raised deck. Gas central heating. Double glazed throughout. EARLY VIEWING ESSENTIAL. EPC:D



Viewing Information

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

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

Living Room

Square bay window to front. Wood flooring. Built-in shelving to either side of chimney breast. Deep skirting. Attractive period style radiator.



Dining Room

Double aspect to side and rear. Wooden floorboards. Beautifully designed period style fireplace (in full working order) with cast iron surround and fender and tiled inset with mantle above. Period style wall mounted radiator. Deep under-stairs storage for coats and shoes.

Kitchen

Double fully glazed french doors to rear garden. Additional window to side. Tiled flooring. Beech work top housing a deep stainless steel sink and drainer. Large range style gas cooker with a 5 ring gas hob above and extractor and one very large double oven and grill below. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. Recessed halogen ceiling lights. Attractive range of eye level and base units. Cupboard housing wall mounted gas combi boiler.

First Floor

Hallway

Newly carpeted. Radiator with attractive wood latticed cover. Staircase to second floor.

Master Bedroom

Window to front. Built-in single wardrobe. Feature period fireplace. Radiator with attractive wood latticed cover.



Bedroom Three

Window to rear. radiator.

Bedroom Four/study

Window to rear. Radiator.

Family Bathroom

Window to side. Double fully tiled shower cubicle with wall mounted 'rain shower' design nozzle. Large wall mirror. Wash basin and WC to match. Tiled flooring. Wall mounted chrome style radiator.

Second Floor

Landing

Newly fitted carpet. Fitted wardrobes to include one double and one single. Radiator.

Bedroom Two

Windows to side. Wood effect flooring. Recessed halogen ceiling lights. Radiator.



Luxury Family bathroom

Window to rear. Black and white chequered tiled flooring. Deluxe roll top free standing bath tub mounted on ornate chrome feet. Fully tiled corner shower cubicle with wall mounted gravity shower unit. Period style wash basin with WC to match. Recessed halogen ceiling spot lights. Wall mounted chrome ladder style radiator.

Dressing area/play room/Bedroom Five

Two Velux windows to front. Built in wardrobe. Access to a number of eaves storage cupboards.

Outside

Front Garden

A low brick wall with attractive brick built pillars with a diamond style paving to the front door. Flower bed housing mature shrubs. Side access to an additional entrance. Gated access to the rear garden.

Rear Garden

A delightful, well manicured area with gated access to the front. A raised composite wooden deck leading down onto a lawn to the side with stepping stones leading to a large wooden shed/studio at the rear. Flower beds to each side abundant with a variety of mature trees and shrubs. Wood fence panel surround. A BBQ area to the side.



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Approximate Area = 1206 sq ft / 112 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale

