



**34 Southwood Road**  
Rusthall, Tunbridge Wells, Kent

An impressive, spacious, and well presented family home, with three bedrooms, 2 bathrooms, plus a large loft room used as a further guest bedroom, and situated in a popular residential area within easy reach of the local amenities.

## Guide Price £450,000 Freehold



**Situation:** The property is situated in a quiet, convenient residential area in Rusthall village within walking distance of the High Street, which offers a good range of shops and services for everyday needs including a butcher, chemist, post office and general store. Tunbridge Wells is approximately two miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall. For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and there is a village primary school in Rusthall.



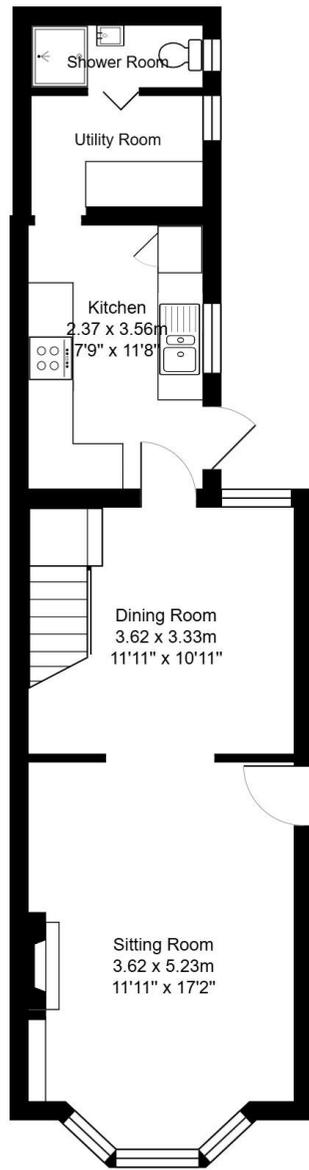
**Description:** The property is a beautifully presented and spacious family home providing versatile accommodation across three floors and with a good-sized private garden. Arranged over three floors, the accommodation includes, on the ground floor; a spacious living room with bay windows to the front with New England style shutters, attractive exposed wood floorboards, and wood-burner as its focal point; a well-proportioned dining room with exposed wood floorboards; a well-appointed kitchen with a wide range of gloss wall and base units, complementary work surfaces, stainless steel sink and drainer, integrated appliances including a dishwasher, full size fridge and freezer, oven, 4 ring ceramic hob with stainless steel extractor and glass splashback, and attractive gloss tile flooring; a utility room with gloss wall units, complementary work surfaces, and plumbing for a washing machine; and a shower room with large walk in shower, low level w/c, hand basin with mixer tap over and storage beneath, and attractive wall and floor tiling.



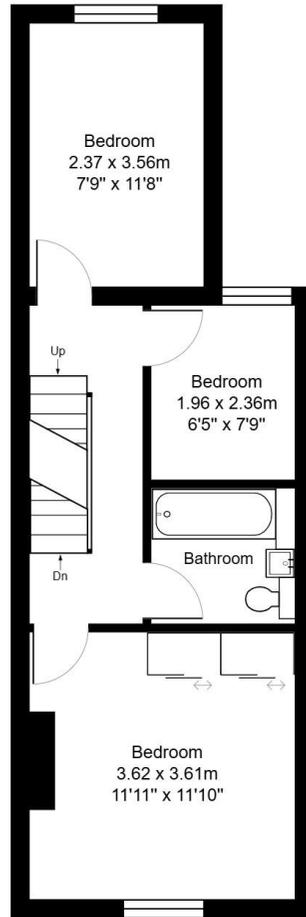
On the first floor is a landing and three bedrooms, with the noticeably spacious principal bedroom benefiting from fitted wardrobes and New England style window shutters. Also located on the first floor is family bathroom with bath and shower over, hand basin with mixer tap over and storage beneath, low level w/c, heated towel rail, and attractive wall and floor tiling. A set of stairs provides access to a large loft room with Velux window which is currently being utilised as a guest bedroom.

To the front of the property is a low maintenance garden laid to slate shingle featuring pretty Rose bushes, which is bordered by a low-lying brick wall and picket gate, with slab and slate shingle path providing access to the front door. To the rear is a good-sized private garden mainly laid to slab paving with slate shingle borders and a large shed.

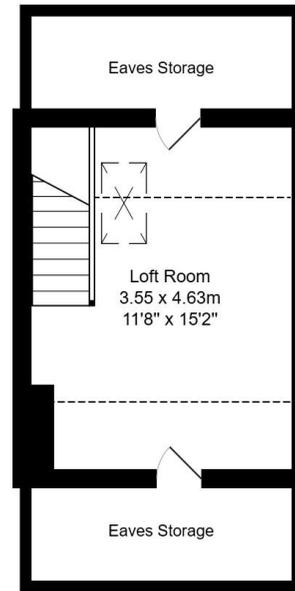
**Services:** Mains water and electricity. Gas-fired central heating  
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121  
**Current council tax band:** C  
**Current EPC Rating:** D  
**Directions:** Property postcode TN4 8SP  
**Viewing:** Strictly by appointment through the sole selling agents, Green Lizard (01892 619888)



Ground Floor  
Area: 45.7 m<sup>2</sup> ... 492 ft<sup>2</sup>



First Floor  
Area: 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>



Second Floor  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>



Total Area: 111.0 m<sup>2</sup> ... 1195 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the



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