



38 Southwood Road
Rusthall, Tunbridge Wells, Kent

An impressive and beautifully presented home having been improved by the current owners, with private garden, additional garden office, and situated in a popular residential area within easy reach of the local amenities.

Guide Price £475,000 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 accommodation across two floors and with a good-sized private garden with garden office.

Arranged over two floors, the accommodation includes, on the ground floor; an entrance hall; a spacious living room with bay windows to the front providing a good deal of natural light, fitted shelving and cupboards to both sides adjacent to the chimney breast, and wood-burner as its focal point; a well-proportioned dining room with adjacent understairs storage cupboard; a well-appointed dual aspect kitchen with French doors providing access to the garden, a wide range of shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, underfloor heating, stainless steel sink and drainer, integrated appliances including twin ovens, 4 ring hob with stainless steel extractor, Bosch washing machine, dishwasher, and fridge/ freezer.

On the first floor is a spacious landing and three bedrooms, with the noticeably spacious principal bedroom benefiting from fitted wardrobes. Also located on the first floor is a good-sized family bathroom with bath and both rain and separate showers over, pedestal hand basin with mixer tap over, low level w/c, stainless steel heated towel rail, and attractive wall and floor tiling,



To the front of the property is a low maintenance garden laid to Indian Flagstone which is boarded by a low-lying brick wall and mature shrubs creating a good sense of seclusion, with gate and Indian flagstone path providing access to the front door. To the rear is a good-sized private garden with area of artificial lawn bordered by mature plants and shrubs, large area of decking ideal for outdoor entertaining, outside tap and power points, in addition to a garden office with power.

Services: Mains water and electricity. Gas-fired central heating

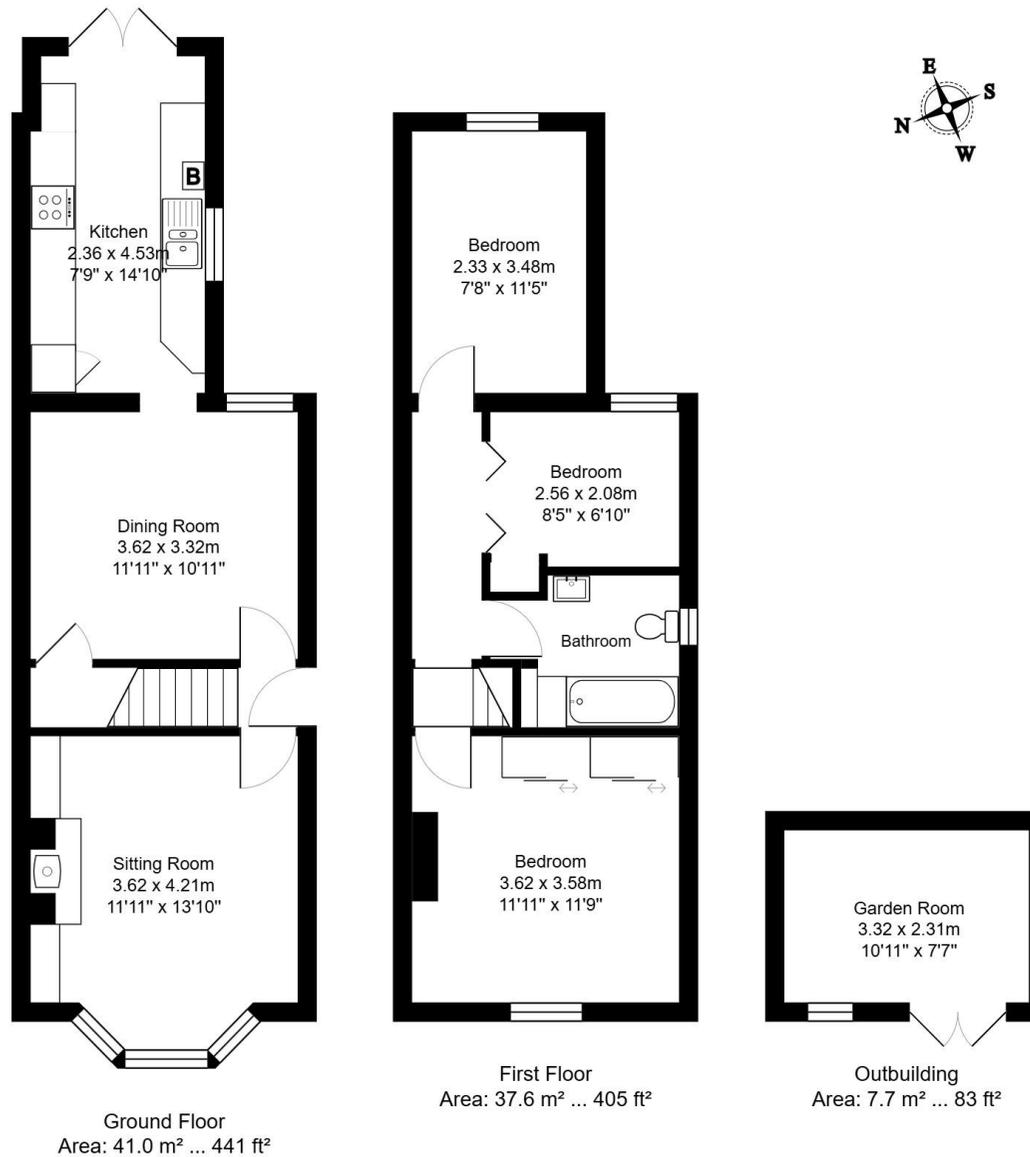
Local Authority: Tunbridge Wells Borough Council (01892) 526121

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)



Total Area: 86.3 m² ... 929 ft²

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



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk