



Shirley Gardens, Rusthall, Tunbridge Wells, Kent TN4 8TH

Guide Price £650,000 Freehold

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Occupying a pleasant setting within a crescent and approximately 0.5 of a mile of the village centre's extensive amenities that affords most day-to-day requirements. The house is a similar distance from footpaths into Rusthall Common and neighbouring countryside. This semi-detached chalet-style residence has been significantly extended by the current owners to meet their family's needs. It now provides a spacious home with the flexibility of use extending to 1636 sq.ft. (151.9 sq.m.) comprising to the ground floor hallway, L-shaped living room, breakfast room, modern fitted kitchen with high gloss door fronts and two sweeps of worktops, one-and-a-half bowl sink, integrated dishwasher and washing machine, gas hob, double oven in a housing unit, wall mounted gas fired boiler and double doors to the rear garden. Also on the ground floor is a study, utility room and a wet / shower room with WC. Upstairs, there are four bedrooms (two of which have fitted wardrobes), a spacious family bathroom with WC, plus a separate WC. Outside, there is off road parking for several vehicles to the front of the house. The rear garden is terraced with a variety of well established beds and borders, plus paved seating areas. A screened potting area with two sheds adjacent to which is a timber summer house with light and power.

- A Semi-Detached Chalet-Style Residence
- A Favoured Location
- Extended Home
- Generous Accommodation
- 1636 Sq.Ft. (151.9 Sq.M.)
- Gas Fired Central Heating
- Double Glazed Windows & Doors
- Well Stocked and Thoughtfully Arranged Rear Garden
- Substantial Summer House
- Off Road Parking





LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately 2 miles from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour. Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles.

The area is well served for schooling with a range of independent, grammar and Church comprehensive schools, all of which are highly regarded.

The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.

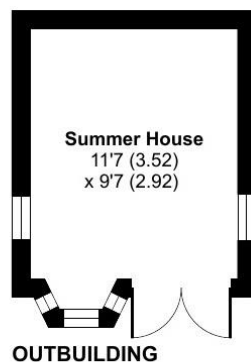


Additional Information:

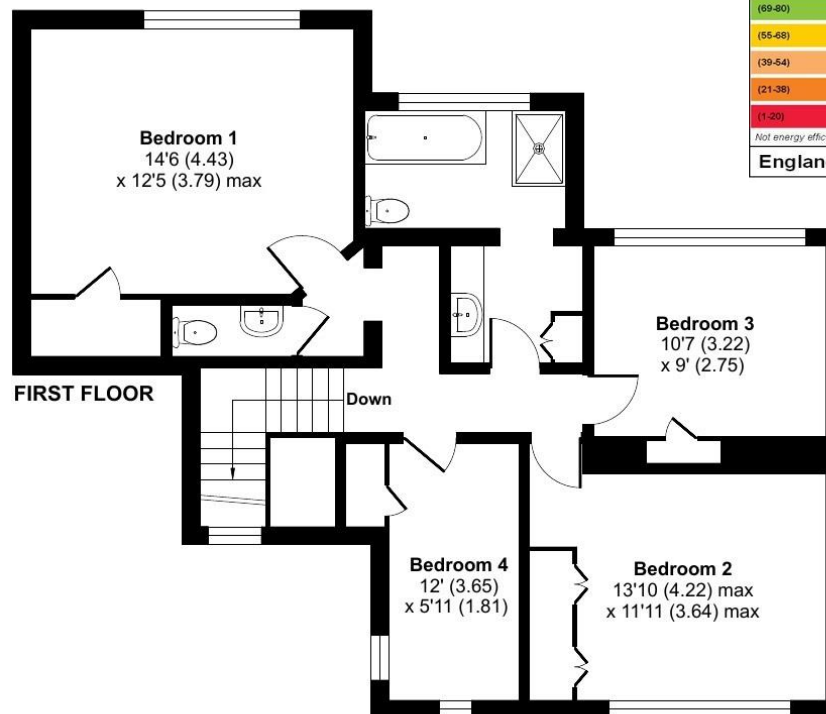
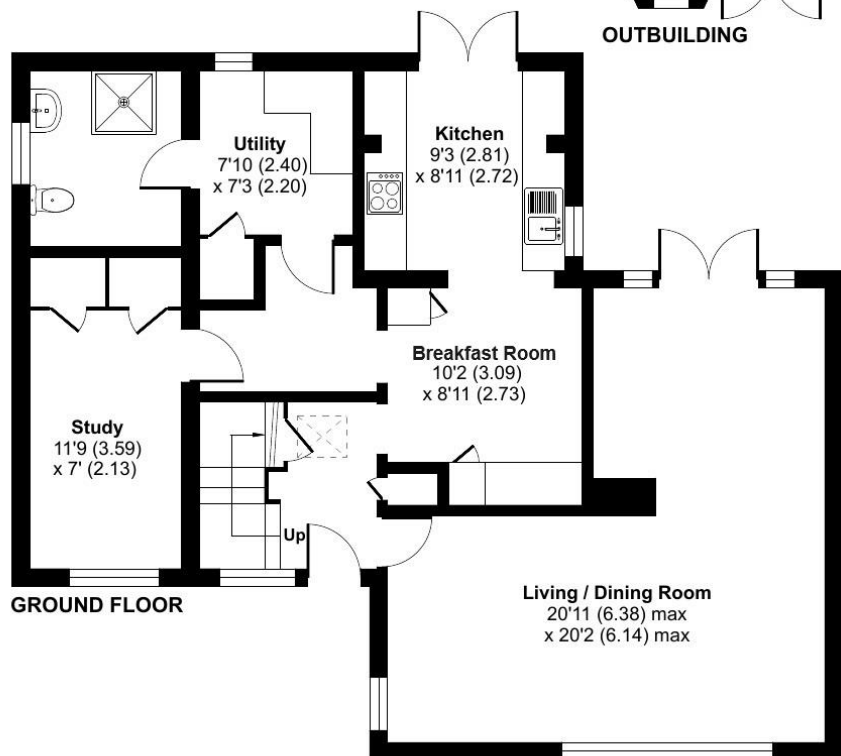
Council Tax Band: D



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Approximate Area = 1636 sq ft / 151.9 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1744 sq ft / 161.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bracketts llp. REF: 1107534