



111 Erskine Park Road, Tunbridge Wells, Kent TN4 8UG

Guide Price £685,000 Freehold

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A beautifully presented Victorian home, located on a sought-after road close to the village centre of Rusthall, just two miles south of central Tunbridge Wells. This charming property comes to the market in excellent decorative order and showcases the quality of finish and attention to detail carried out by the current owners. On entering the impressive hallway, stairs rise to the first floor, while a door leads into a spacious through reception room. This inviting space features engineered wood flooring, a bay window to the front, and French doors opening to a generous, level rear garden, offering a wonderful sense of light and flow. The fitted kitchen includes a breakfast bar, quartz worktops, and integrated appliances, creating a stylish and functional space for cooking and dining. Upstairs, the main bedroom enjoys a bay window with New England-style shutters and benefits from a large en suite shower room. Bedrooms two and three are both doubles and are served by a well-appointed family bathroom. This is a home that needs to be viewed to fully appreciate the quality of its fittings, design, and presentation.

- Semi detached
- 3 double bedrooms
- Through reception room
- Kitchen / breakfast room with quartz worktops
- Ensuite shower room
- Family bathroom
- Large level rear garden
- Village location
- Excellent décor
- New England shutters





LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately one mile 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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