

21 Meadow Road, Rusthall





21 Meadow Road, Rusthall, Tunbridge Wells TN4 8UN

Period 2-Bedroom House With Development Potential

Accommodation Summary

- End of terrace house
- 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Garden
 - Chain free
- Development potential
- Sought after village location



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This deceptively spacious home is set in a popular residential street in Rusthall village, just off the high street.

As it is only a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops and café culture it really delivers the best of both worlds.

Its smart red brick exterior with pretty bay window is set back from the road by a low brick wall with planting behind and a pathway that leads to the entrance door placed neatly at the side.

On entering the house, the living room is immediately on your right. With its bay window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in, warmed by the welcoming fireplace in the colder months.

Behind, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

At the rear, the kitchen is a good size and ripe for redevelopment. With a side access door giving garden access, a larger cupboard and an external storeroom which could be easily incorporated to add space, it is a great opportunity to make it your own.

Climbing the central stairs to the first floor, there are two bright and spacious bedrooms and a family bathroom. Light pours into all three rooms from their large windows.

This home has the advantage of a rear garden that is accessed directly off the kitchen or from the street. It is enclosed on all sides with an area of lawn, paving and a wooden shed for all your storage needs.

This fantastic home gives you the opportunity to modernise it to suit your own taste and needs making it perfect for a family, young professionals or buy to let investors. A must see!





Entrance door, which opens into:

Entrance Hall: with doors opening into:

Living Room: 11'9 x 12'8 front aspect bay window, feature open fireplace with tiled surround and hearthr.

Dining Room: 11'9 x 11'7 rear aspect window, under stair storage cupboard, fitted alcove storage cupboard, tiled fireplace and hearth and door opening into:

Kitchen: 7'3 x 8'10 side aspect window, part glazed side aspect door giving garden access, stainless steel sink and drainer, opening in chimney hearth, space for appliances, larder cupboard with internal shelving.

Stairs rising to the first floor Landing with doors opening into:

Bedroom 1: 11'9 x 11'5 front aspect window.

Bedroom 2: 11'9 x 11'7 rear aspect window overlooking the garden, fitted cupboard and door opening into:



Bathroom: side aspect window, WC, wall hung wash hand basin, shower cubicle with wall mounted shower attachment.

Outside: to the front of the property is a low-level brick wall with planting behind and a hard surface pathway leading to the entrance door at the side. A wooden gate gives rear garden access. To the rear is a garden, laid to lawn with a paved terrace and pathway. There is perimeter wooden fencing on all sides and a wooden shed for storage.

General:

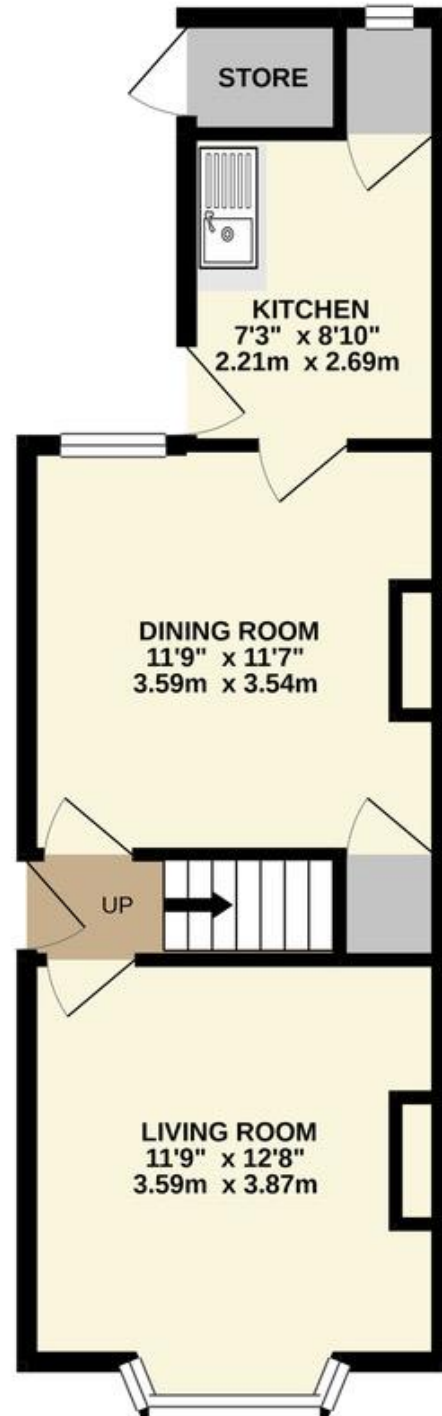
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

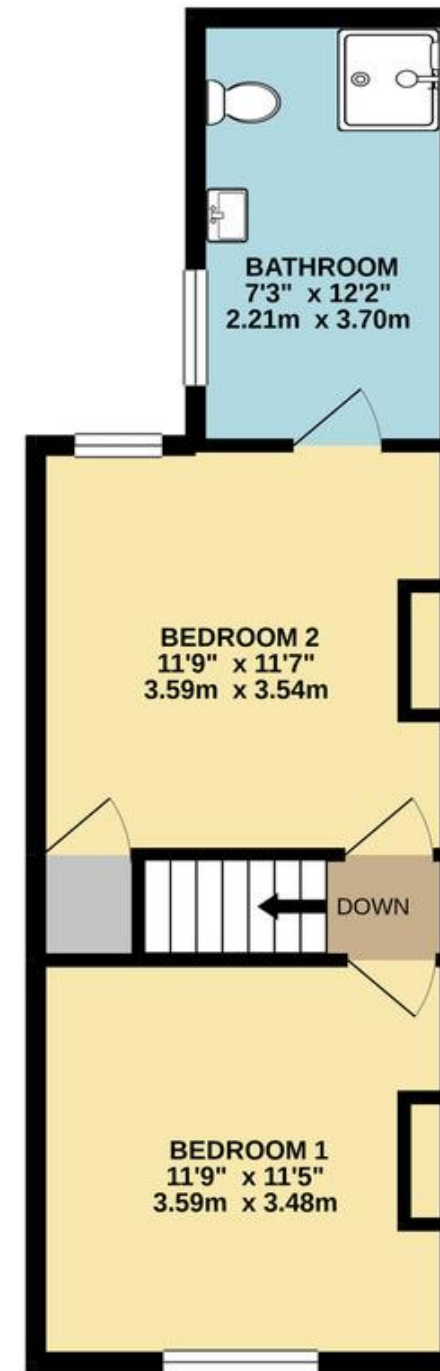
Council tax: Band C (£1,667.00)

EPC: G (1)

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



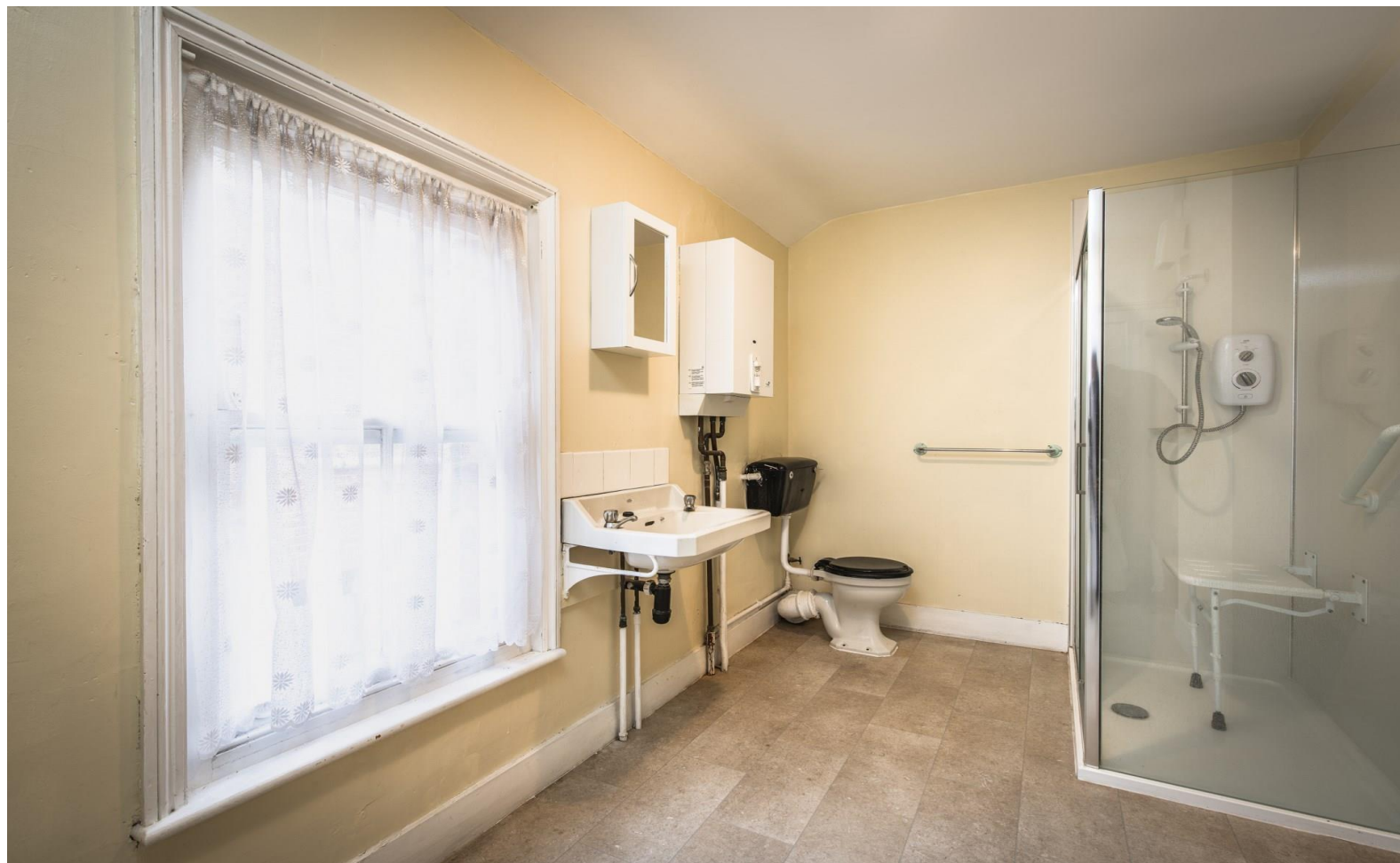
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	1	31
EU Directive 2002/91/EC		



Area Information: Rusthall, Tunbridge Wells

Rusthall is a charming semi-rural village approximately 2 miles to the west of the centre of Tunbridge Wells town centre.

The village itself has its own Primary School, library, local convenience stores, pubs and a cricket green and benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London and is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50 minute journey times or less. There are also commuter coaches than run directly to central London.



