

7 Meadow Road, Rusthall, Tunbridge Wells





7 Meadow Road, Rusthall, Tunbridge Wells TN4 8UN

Bright spacious 3-bedroom family home in a popular residential street

Accommodation Summary

- Semi-detached house
- 3 bedrooms, 1 en-suite
- Open plan living/dining room
 - Stylish kitchen
 - Guest cloakroom
 - Modern bathroom
- West facing garden
- Off street parking space
- Sought after village location
 - No chain



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This fantastic 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 square bay windows is set back from the road by a neat hedge with an off-street parking space to the side.

Inside, the hallway is wide and bright with a useful guest cloakroom and a deep under stairs cupboard to keep the space clutter free.

On the left is the well-designed kitchen which has plenty of cabinets, counter space and appliances including an electric oven, 4 ring hob and extractor. There is space and plumbing for a washing machine and double opaque glazed doors lead conveniently into the defined dining space beyond, linked seamlessly by the same warm wooden effect flooring with plenty of space for a dining table and chairs.



The spacious living room behind, also accessed from the hallway, is flooded with light from a full back wall width of glass, double doors opening to bring the green views of the garden in. There is ample space for living and entertaining whilst an electric fire can offer warmth in the colder months

Climbing the carpeted stairs to the first floor, a bright and spacious landing has three bedrooms and a family bathroom leading off it. Light pours into the master bedroom from its square bay window while it also benefits from two fitted wardrobes and an en-suite shower room.

This exceptional family home has the advantage of a lovely low maintenance rear garden that is accessed directly off the living room or from the street. It is secluded and laid mainly to lawn with a terrace at the rear of the house, perfect for alfresco dining.

This home has been modernised and well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!



Covered entrance porch to opaque part glazed entrance door, which opens to:

Entrance Hall, with wooden effect laminate flooring, under stairs storage cupboard and radiator with doors to:

Cloakroom: side aspect opaque window, low level WC, corner wall mounted hand wash basin, wooden effect laminate flooring and radiator.

Kitchen: 12'5" x 8'10" front aspect square bay window, a selection of cream eye and base level units, worktop space, electric oven, 4 ring hob with stainless steel extractor hood, fridge/freezer and space and plumbing for a washing machine. There is a tiled surround, wooden effect laminate flooring, stainless steel sink and drainer and a radiator. Double opaque glazed doors lead into:

Living/Dining Room: 19'9" x 16'6" with rear aspect windows and French doors opening into the garden, wooden effect laminate flooring at the dining area end, feature open fireplace with marble surround and hearth and wooden mantle with electric fire insert and radiators.

First Floor Landing with airing cupboard, radiator and doors to:

Bedroom 1: 12'5" x 11'3" front aspect square bay window, fitted double wardrobes, radiator and door to:

En-suite: front aspect opaque window, low level WC, hand wash basin and shower cubicle with wall mounted shower.

Bathroom: panel enclosed bath with mixer tap, hand held shower attachment, wall mounted shower attachment and shower screen, pedestal hand wash basin with mixer tap, low level WC, heated towel rail and part tiled walls.

Bedroom 2: 10'4" x 8'9" rear aspect window overlooking the garden and radiator.

Bedroom 3: 10'4" x 7'4" rear aspect window overlooking the garden and radiator.

Outside: to the front of the property is a stone pathway leading up to the covered front door, a hard surface off street parking area for one car and a front hedge with an area of lawn behind. A side wooden gate leads down the side of the house providing bin storage space and a shed. To the rear is a garden, laid to lawn with a stone terrace at the rear of the house for entertaining. There is perimeter wooden fencing on all sides, with mature plants and shrubs in front. There is also a fixed electric awning.

General:

Local authority: Tunbridge Wells Borough Council

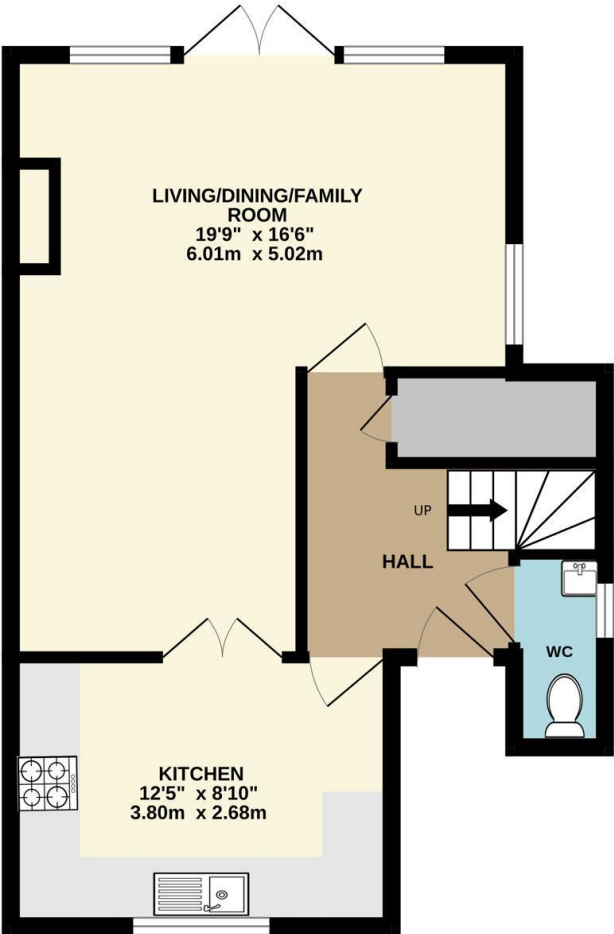
Tenure: Freehold

Council tax: Band D (£2,237.36)

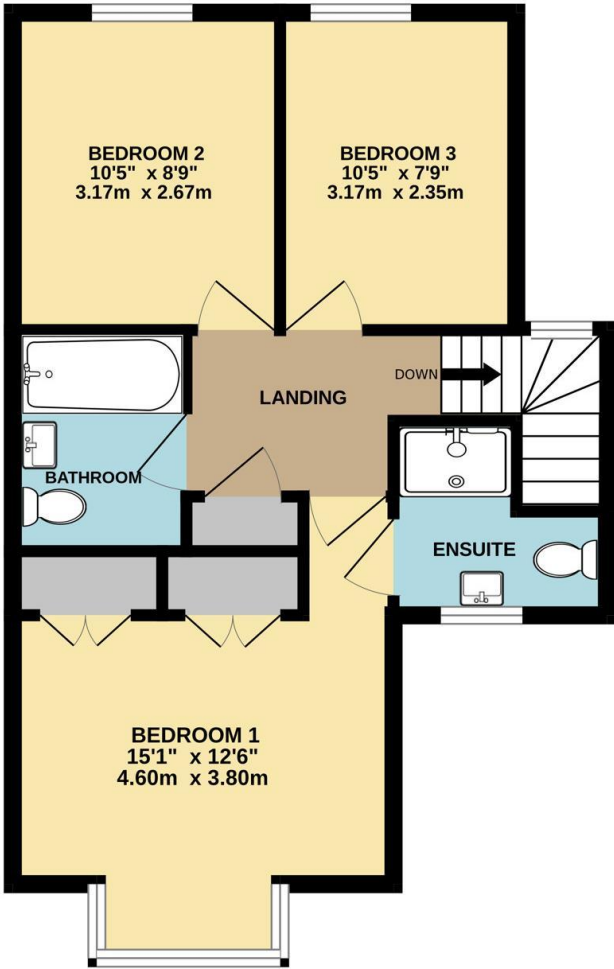
EPC: C (71)



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.




1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



APPROX TOTAL AREA 91.2 SQ.M / 981 SQ.FT

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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, Calverly 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



