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 **KMJProperty**
Your local independent Estate Agent

Manor Road, Rusthall, Tunbridge Wells

Offers In Region Of £685,000

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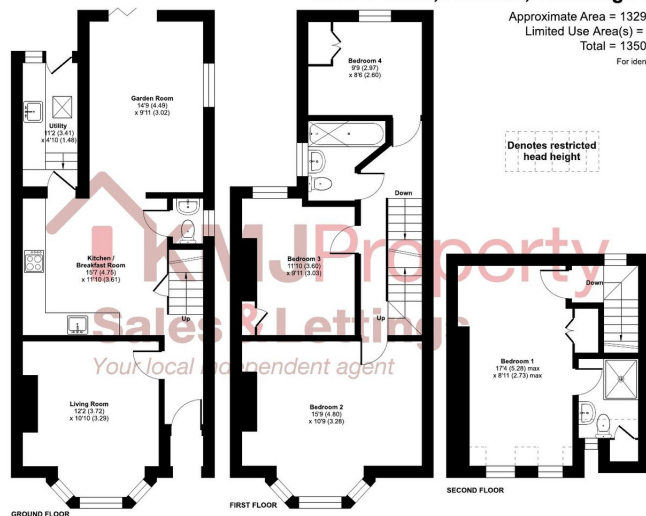
Stepping inside, the welcoming entrance hall leads to the beautifully bright bay-fronted living room. This charming space is enhanced by a feature fireplace and bespoke shelving positioned on either side of the chimney breast, adding both character and practicality. High ceilings further enhance the sense of space and light, creating a warm and inviting atmosphere. Moving through the property, you arrive at the stunning open-plan kitchen, dining and garden room – undoubtedly the heart of the home. Modern, sleek and exceptionally spacious, this impressive area has been thoughtfully designed for contemporary family living. The kitchen is fitted with a range of stylish upper and lower cabinets, complemented by sleek worktops and a striking splashback. Integrated appliances include a dishwasher, fridge freezer, oven and hob, ensuring both style and functionality. Conveniently located off the kitchen is a downstairs WC, ideal for guests. Adjacent to the kitchen is a useful utility room, providing additional space for laundry and household appliances, helping to keep the main living areas clutter-free. The utility room also offers further access to the rear garden and a pathway leading back around to the front of the property. The open-plan dining area and additional garden/snug room create a fantastic space for entertaining family and friends. Bright, spacious and contemporary throughout, the room benefits from large bifold doors that flood the space with natural light while creating a seamless connection between indoor and outdoor living. Ascending to the first floor, the accommodation comprises three bedrooms, including two generous doubles and a well-proportioned single bedroom, along with the family bathroom. Bedrooms three and four benefit from built-in storage cupboards, while bedroom two enjoys a beautiful bay-fronted window that fills the room with natural light and adds character. The family bathroom is stylishly presented and tiled throughout, featuring a bath with shower over, a wash basin with storage beneath, and contemporary fittings. Continuing to the second floor, you will find the outstanding principal bedroom suite. This impressive retreat is flooded with natural light thanks to multiple Velux windows, creating a bright and airy feel. The room benefits from built-in storage, additional eaves storage, and a beautifully finished en-suite shower room. The en-suite is fitted with a generous walk-in shower, wash basin, heated towel rail and Velux window, all complemented by elegant tiling throughout, creating a luxurious and private space to unwind.

The rear garden is full of potential and offers a decked area providing the perfect spot for outdoor furniture, ideal for al fresco dining. Beyond this, the generous lawn offers ample space for children to play,



Manor Road, Rusthall, Tunbridge Wells, TN4

Approximate Area = 1329 sq ft / 123.4 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 1350 sq ft / 125.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for K&L Property. REF: 1481989

- Semi-detached
- 4 Bedrooms
- Ensuite
- Downstairs WC
- Modern Kitchen
- Village location
- Accommodation across 3 floors
- Modern Bathrooms
- EPC- D
- Council Tax Band- D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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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2023

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