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 **KMJProperty**
Your local independent Estate Agent

Gladstone Road, Tunbridge Wells

Offers In Region Of £290,000

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As you approach this well maintained Victorian home, you are greeted by its neat frontage and kerb appeal, setting a welcoming first impression.

Stepping inside, the cosy living room offers an inviting space, complete with hardwood flooring and a log burner as the focal point. A large sash-style window allows natural light to pour in, enhancing the warm and homely feel.

Moving through to the rear, this bright and practical kitchen offers generous countertop space along a long run of cream cabinetry, making it ideal for cooking and everyday use. The integrated oven and hob are neatly built in, keeping the layout streamlined and efficient. There is also space for a dining table, providing a comfortable area for meals within the room. The kitchen also offers a large under the stairs storage cupboard for additional household items. A back door opens directly to the outside, allowing easy garden access and bringing plenty of natural light into the room.

Off the kitchen is convenient access to the modern large bathroom features a spacious walk-in shower with a large glass enclosure and a stylish stone-effect wall finish. The room includes a sleek white vanity unit with an integrated basin and a heated towel rail.

Upstairs is two generously sized double bedrooms, each providing plenty of space for comfortable living. Bedroom 2 also benefits from a useful built-in storage cupboard, adding extra convenience and practicality.

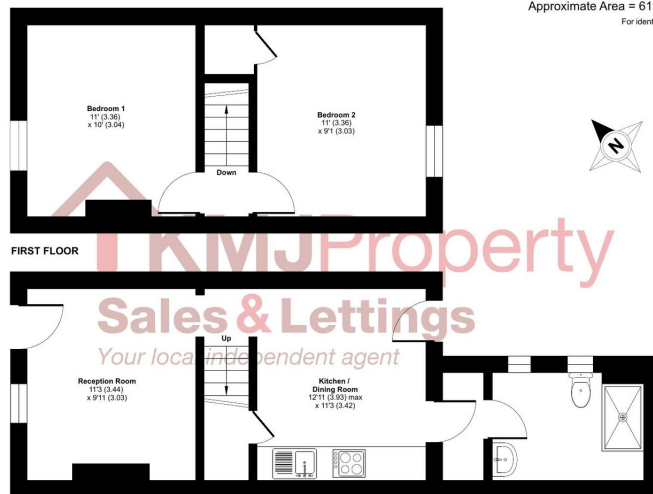
To the rear, the property features a private and easily maintained rear garden, with established shrubs and planting that require minimal upkeep. A paved pathway runs through the space and leads to the back of the garden, providing practical access.

Situated in the popular village of Rusthall, the property has easy access to all the amenities the village has to offer, which include; butchers, bakers, 2 general stores, hardware store, chemist, library, post office, doctors, dentist, vets, hairdressers, beauticians, primary school etc. There is also a good local bus service, which runs approximately every 12 minutes into town. Tunbridge Wells is just a short drive away and offers an even wider range of shops and facilities as well as secondary schools and the mainline station, which has good services to both London and the coast. It's ideal location makes it the perfect home for first-time buyers, downsizers, or buy-to-let investors.



Gladstone Road, Tunbridge Wells, TN4

Approximate Area = 611 sq ft / 56.7 sq m
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for K&M Property - REF: 1305653

- End of Terrace
- Two double Bedrooms
- Downstairs Bathroom
- Private rear garden
- Living room with log burner
- Sought-after Location
- Modern Bathroom
- Intergraded Appliances
- EPC D
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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