



*Local to you - contactable when you need us*

 **KMJProperty**  
Your local independent Estate Agent

# 11 Upper Street, Rusthall

Guide Price £700,000

🛏️ 4 🪑 2 🚗 3



As you step into the property, you are greeted by a practical cloakroom, ideal for storing shoes and coats.

From there, you enter the spacious dining room, perfect for hosting family meals and gatherings. Adjacent to the dining room is the kitchen which features integrated appliances and sleek worktops for a stylish yet functional cooking space. A utility room provides additional convenience and downstairs bathroom.

Continuing through the ground floor, you'll find a comfortable sitting room, perfect for relaxing. This leads into a bright family room, offering an inviting space for socialising or unwinding.

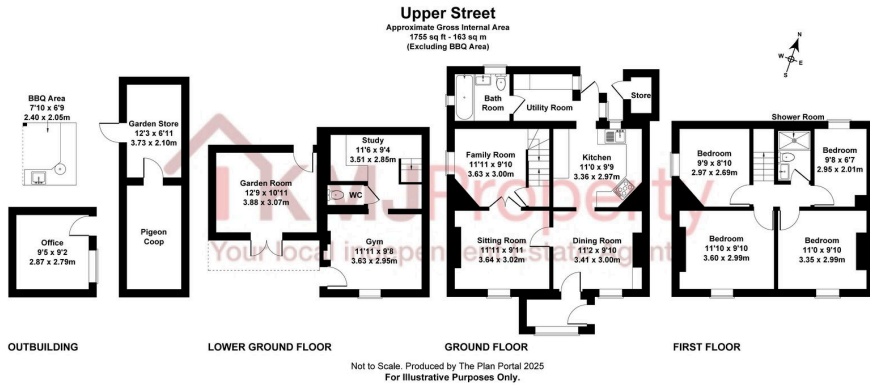
Upstairs, the first floor boasts four well-proportioned bedrooms and a stylish family bathroom featuring shower, WC and wash basin.

On the lower ground floor, you'll find a study, gym and garden room . These versatile areas can be converted into additional work-from-home spaces, catering to modern lifestyle needs. The garden room provides a peaceful retreat and a seamless connection to the outdoor area.

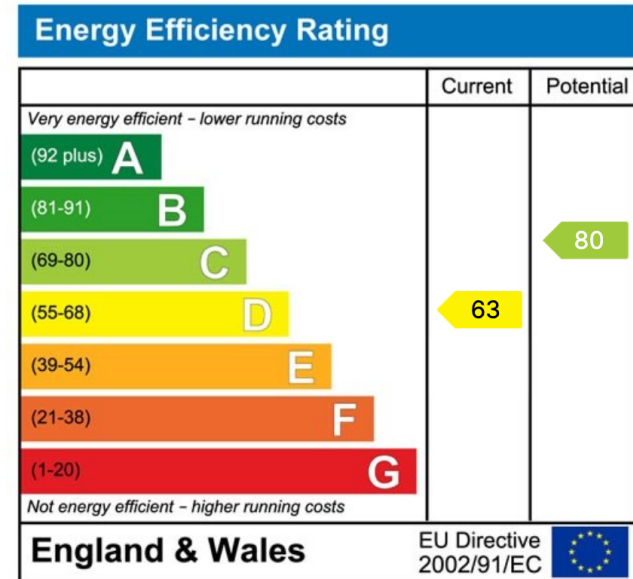
Outside, the property features a garden office, perfect for remote working. The BBQ area, complete with a fitted fridge/freezer and a butler sink, is ideal for entertaining. There is also a decking area for outside dining, creating the perfect spot for alfresco dining. The large lawn offers plenty of room for relaxation and outdoor activities.

Rusthall Village offers a vast variety of amenities, including a local independent hardware store, a bakery, butchers, chemist, library and convenience store. Tunbridge Wells Town Centre is within a short 5 minute drive away, and there is also a bus that runs to the town every 15 minutes from the village. Tunbridge Wells boasts an array of fantastic restaurants, bars and cafes as well as a number of shops. The mainline station is just a 1.6 mile journey away (7 minute drive).





- Semi Detached
- Sought After Location
- 4 Bedrooms
- 2 bathrooms
- Work from Home Space
- Home Gym
- Outdoor BBQ
- Decking
- EPC
- Council Tax Band



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

☎ 01892 515188  
☎ 01342 824824  
☎ 01342 833333



FEDERATION  
OF INDEPENDENT  
AGENTS

📍 Tunbridge Wells  
📍 Crowborough  
📍 Forest Row

BRITISH  
PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
TUNBRIDGE WELLS