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# Bretland Road, Tunbridge Wells

Guide Price £475,000

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A spacious mid-terrace period property in a sought-after village on the edge of Rusthall Common. Accessed via a large front garden, currently used for herbs and vegetables, with potential for a private driveway for two cars (subject to planning permission).

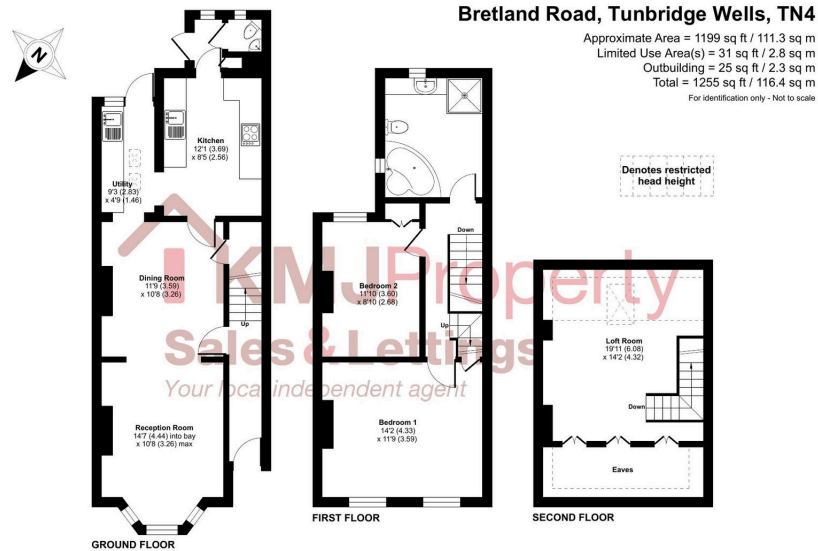
Downstairs: a porch with stained glass leads into a central hallway and a large living/dining area with bay windows, open fires, exposed brickwork, and period features. The light kitchen includes an extension with a breakfast bar, scullery/utility area, high ceilings, Velux windows, and a downstairs WC.

The second floor has a large bathroom with a jacuzzi bath and separate shower, a spacious master bedroom with front views, and a second bedroom with a Victorian fireplace overlooking the garden. A further staircase leads to the loft conversion, previously a third bedroom, now an office.

Outside, there's a large patio, extensive lawn with mature hedging, a second patio with a fire pit, and a summerhouse with electric (not connected). Additional storage includes a shed and gated area for bikes/tools.

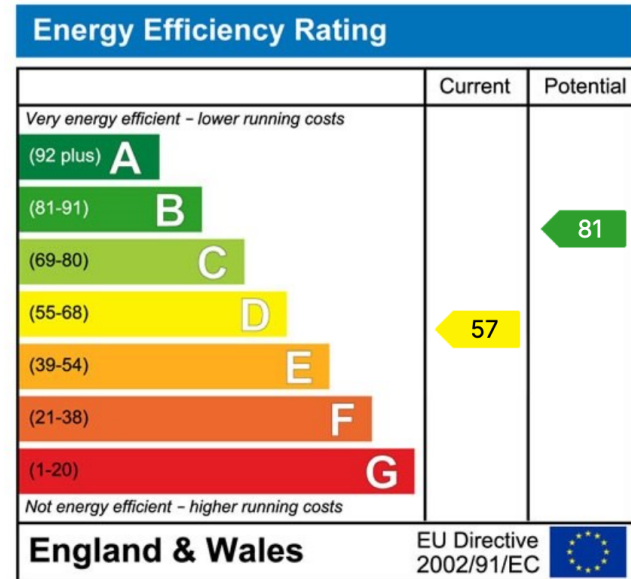
Rusthall offers various amenities, including shops, a bakery, butchers, and primary school, plus a regular bus service to Tunbridge Wells town centre, home to pubs, restaurants, and a mainline station with direct trains to London and the coast. The property is within catchment for Tunbridge Wells' grammar schools.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for K&J Property. REF: 1228158

- 2 Double Bedrooms
- Period Features Throughout
- Loft Room/ Work From Home • Dining Room space
- Village Location
- Garden Office/Summerhouse
- Utility Room
- Front and Rear Garden
- EPC: D
- Council Tax band: D



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 2023  
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**BRITISH PROPERTY AWARDS**  
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**GOLD WINNER**  
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