

# Woodside Road

Rusthall • Tunbridge Wells • TN4 8PZ



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY





KINGS ESTATES  
PROFESSIONALS IN PROPERTY

# Woodside Road

Rusthall • Tunbridge Wells • TN4 8PZ

**Kings Estates are proud to offer this well presented two-bedroom mid-terrace cottage in the popular Toad Rock area of Rusthall close to the village centre and also still within walking distance of Tunbridge Wells.**

- Two Bedroom
- Victorian Cottage
- Sitting Room
- Kitchen / Diner
- Upstairs Bathroom
- Gas Central Heating
- South East Facing Garden
- Close To Local Amenities In The Village
  - In The Popular Toad Rock Area
  - Viewing Highly Recommended

EPC Rating: D



**Tel: 01892 533367**

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: [tunbridgewells@kings-estates.co.uk](mailto:tunbridgewells@kings-estates.co.uk)

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)





## DESCRIPTION

Kings Estates are proud to offer this well presented two-bedroom mid-terrace cottage in the popular Toad Rock area of Rusthall close to the village centre and also still within walking distance of Tunbridge Wells.

## LOCATION

Woodside Road is situated close to Rusthall High Street, which offers a good range of local shops, including a One Stop supermarket, Post Office, Bakery, Greengrocers/Delicatessen, Pet Shop, Botanica Health and Sports Therapy Clinic and the very popular Daily Bread café.

Schools: Local state schools include Langton Green Primary and the grammar schools in Tunbridge Wells. Private sector schools in the area, include preparatory schools at Holmewood House nearby in Langton Green and The Mead, Rose Hill and Beechwood Sacred Heart in Tunbridge Wells; public schools at Tonbridge and Sevenoaks; [www.schoolswedirectory.co.uk](http://www.schoolswedirectory.co.uk)

Leisure Facilities: Extensive sporting and leisure facilities include football, rugby, tennis, cricket at Rusthall Cricket Club, golf including the Nevill Golf Club; theatres and multiplex cinema; numerous parks and open spaces including Rusthall Common.

Rail Services: Mainline train services to London Bridge / Cannon Street / Charing Cross in under the hour. [www.nationalrail.co.uk](http://www.nationalrail.co.uk). Tunbridge Wells railway station is approx. 1.9 miles

Road Connections: The A21 provides connections to the national motorway network, Gatwick/Heathrow/Stansted airports, Ebbsfleet International, the Channel Tunnel and ferry ports and the south coast.

## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

Front aspect window, ceiling mounted light, fireplace with hearth and surround.

#### KITCHEN/DINER

Rear aspect window and door to garden. Fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, cooker with gas hob and extractor hood over, built-in pantry cupboards, ceiling mounted spotlights. Under-stairs storage cupboard with light and space for fridge/freezer.

### FIRST FLOOR

#### LANDING

Doors to all rooms, loft hatch (not inspected).

#### MASTER BEDROOM

Front aspect window, ceiling mounted light, built-in wardrobe, feature fireplace with surround.

#### BEDROOM 2

Rear aspect window, built-in wardrobe, ceiling mounted spotlights.



## BATHROOM

Rear aspect window, white suite comprising panel enclosed bath with shower attachment and screen over, low level WC, pedestal wash hand basin, part tiled walls, ceiling mounted light.

## OUTSIDE

To the rear of the house there is a low maintenance South-East facing garden with raised decked area and brick built external storage room with washing machine.

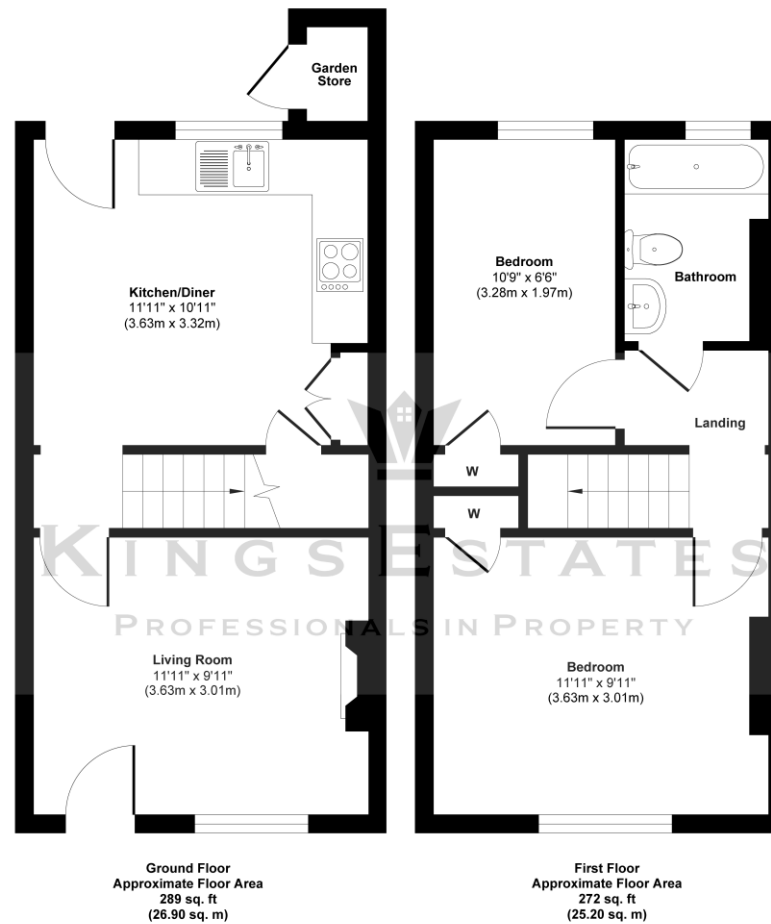
To the front of the house there is also a small patio and gravelled area for additional storage.

## OTHER INFORMATION

COUNCIL TAX BAND - C - (Tunbridge Wells Borough Council)



**Woodside Road, Rusthall, TN4 8PZ**



**Approx. Gross Internal Floor Area 561 sq. ft / 52.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.









[www.kings-estates.co.uk](http://www.kings-estates.co.uk)

