



16 Woodside Road, Tunbridge Wells, TN4 8QA

Jack Charles
Estate Agents

Offers over £375,000

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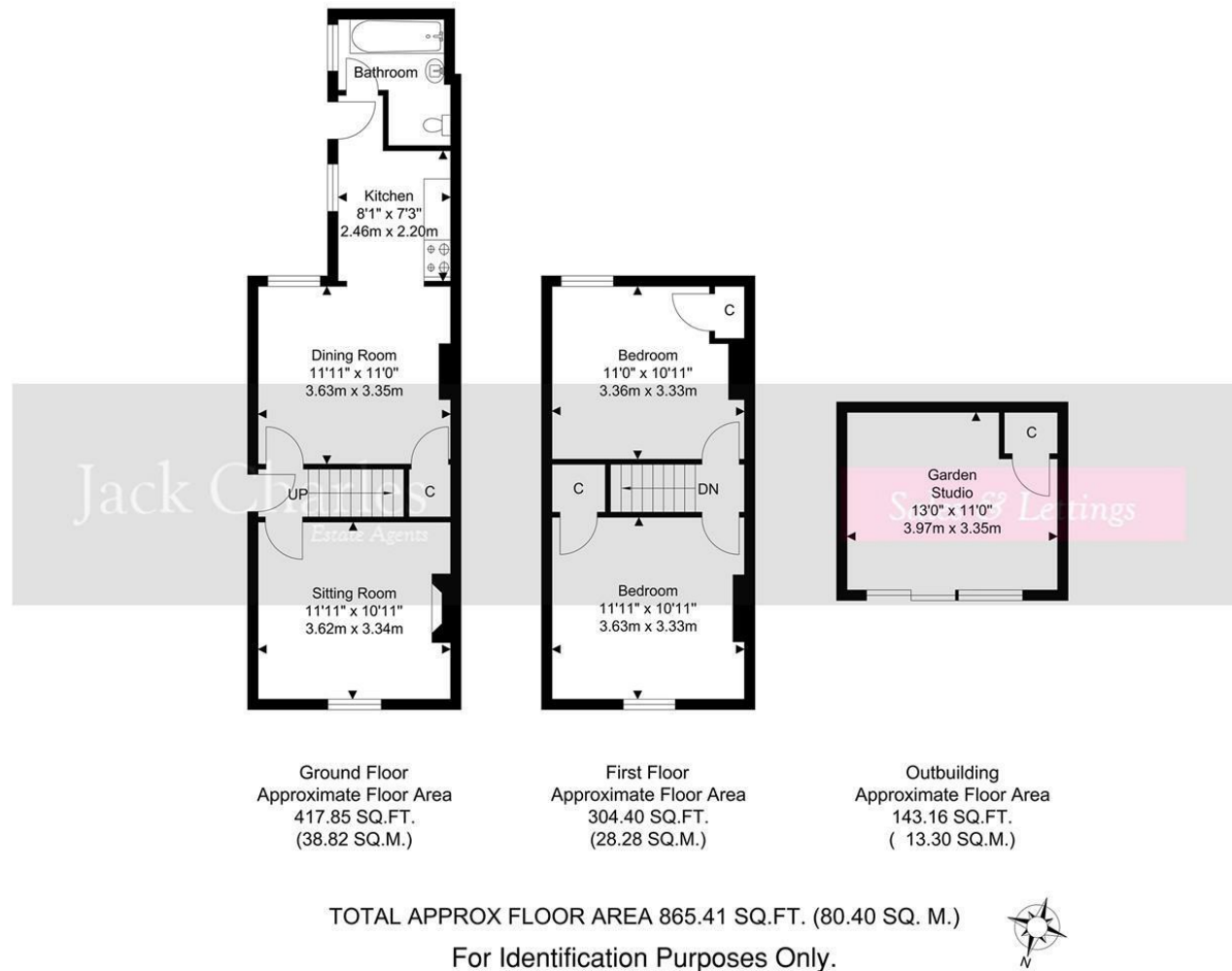
Sales & Lettings

- Semi Detached House
- Sitting Room
- Home Office / Studio

- Lapsed Planning for Double Storey Extension
- Dining Room
- Large Garden

- Two Bedrooms
- Kitchen
- Popular Location

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(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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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this well presented and greatly improved Semi Detached House situated in the popular Toad Rock area of Rusthall. Not only have the owners improved the property inside but they have created a super outside studio / home office at the end of the garden that could act as a guest suite as it has an ensuite compost WC. There is also lapsed Planning permission for a two story extension to create 3 bedrooms and a first floor bathroom along with a wonderful open plan kitchen / dining / family area and a separate utility room.

Internally the property offers flexible accommodation with two reception rooms with the sitting room to the front with a feature fireplace and a dining room to the rear with doors out to the terrace and garden, under stairs cupboard with plumbing for washing machine and bespoke pull out cupboards ideal for shoes and storage and a square opening through to the kitchen which has a range of units incorporating cupboards and draws free standing gas cooker, space for dishwasher and butler sink and doorway through the bathroom. To the first floor there are two double bedrooms. Outside to the front there is a paved area with bin store and a path to rear where there is a decked seating area and covered outdoor kitchen. The remainder of the garden is attractively laid to lawn with shrub borders and at the very rear the garden widens and houses a substantial home office / studio with a compost WC.

Viewings are recommended to appreciate what the property has to offer.

Situation

The property is located in Rusthall village which has a good mix of independent retailers, a popular school and the pretty Rusthall Common. Nearby Tunbridge Wells itself has a far wider mix of social, retail and educational facilities including two theatres, multiple shopping opportunities at both North Farm Retail Park and the Royal Victoria Place Shopping Centre, alongside a host of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant. Tunbridge Wells has two main line railway stations connecting to London and the south coast.





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Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

