



14c Lower Green Road, Tunbridge Wells, TN4 8TE

Jack Charles

Guide Price £420,000 - £460,000

Jack Charles
Estate Agents

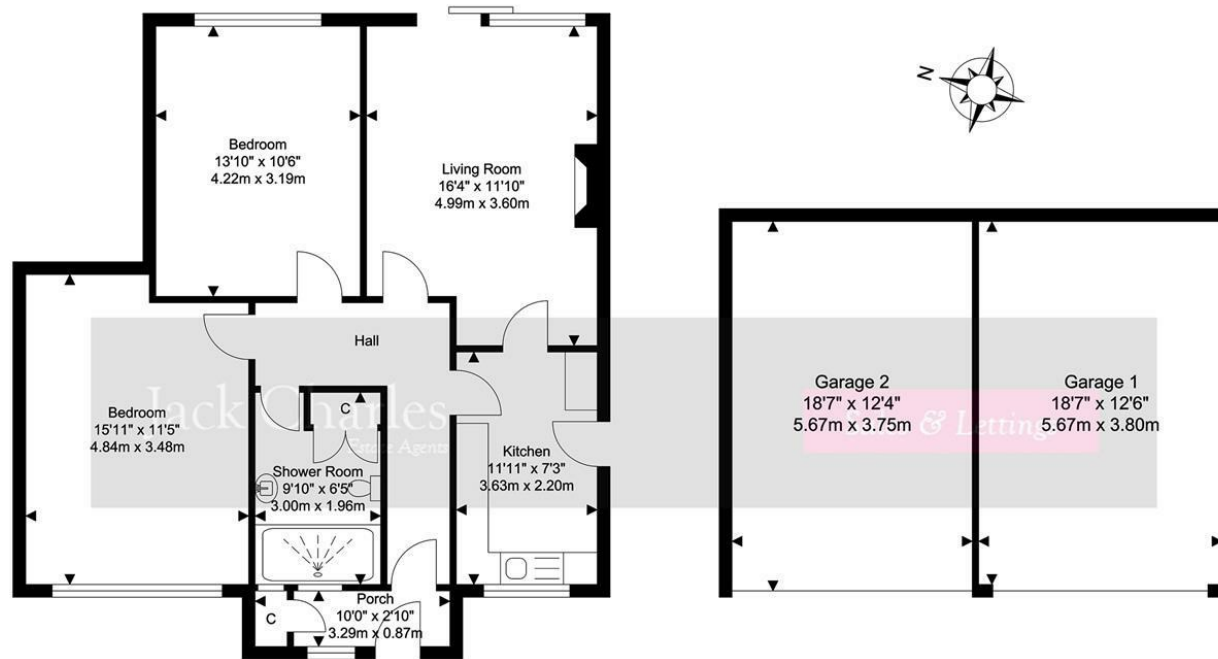
Sales & Lettings

- Guide Price £430,000 - £460,000
- Lounge / Dining room
- Parking

- Detached 2 Bedroom Bungalow
- Shower Room
- Tucked Away Position

- Kitchen
- Double Garage
- Low Maintenance Rear Garden

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.



Ground Floor
Approximate Floor Area
784.15 SQ.FT.
(72.85 SQ.M.)

Garage
Approximate Floor Area
466.93 SQ.FT.
(43.38 SQ.M.)

TOTAL APPROX FLOOR AREA 1251.08 SQ.FT. (116.23 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22	
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 offer for sale this detached bungalow situated in a tucked away position close to Rusthall Common. The property has the benefit of a long drive way and gives access to two open garages. Internally the accommodation comprises from an entrance hall, living / dining room, kitchen, shower room and two bedrooms. Outside the garden is laid to artificial grass and is enclosed by panel fencing. Viewings are recommended.

Location

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

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