



Montrose, Manor Road, Rusthall.

£650,000



Viewing by appointment.

Call: 01843 808088

'Montrose' is a beautifully presented family home situated in the popular village of Rusthall on the outskirts of Tunbridge Wells.

Manor Road, Rusthall is a quiet location within walking distance of shops, amenities and local park.

The picturesque village of Rusthall is surrounded by woodland walks and also benefits from excellent transport links to Tunbridge Wells station and town centre.

For the commuter, there are regular coaches from the junction with Manor Rd and Rusthall High Street into central London including Canary Wharf, Blackfriars, Victoria & Millbank.



## Ground Floor

The property offers well thought out and versatile accommodation and on the ground floor boasts a bright welcoming entrance hall with staircase to first floor and doors leading to principle rooms.

A generous living room leads into the dining room which has double glazed tri-folding doors opening out into the raised decked area and rear garden.

Open aspect from the dining room the kitchen is well equipped with separate utility room and access to side.

Also on the ground floor there is a shower room and bedroom five / office.

## First Floor

On the first floor the landing gives access to all rooms including the master bedroom which benefits from en-suite.

There are three further bedrooms and family bathroom.

## Outside

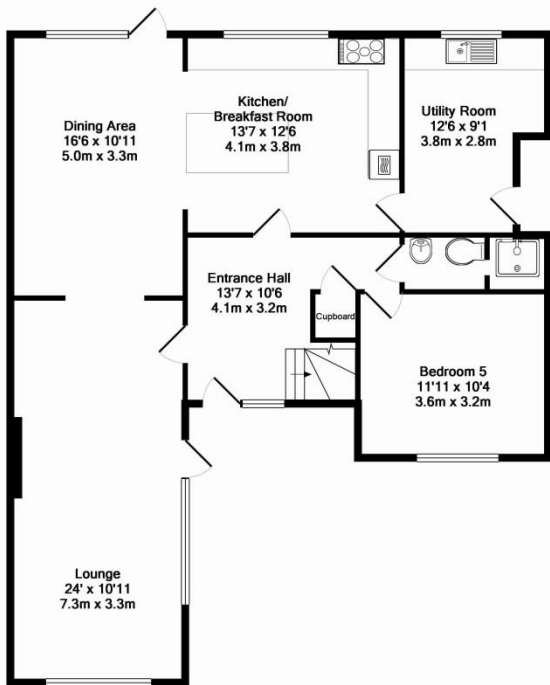
The plot size is very generous with both front and rear gardens offering seclusion from the road and neighbours.

The rear garden features a large raised decked area and a hand built log climbing frame and there is access onto Lower Green Road.

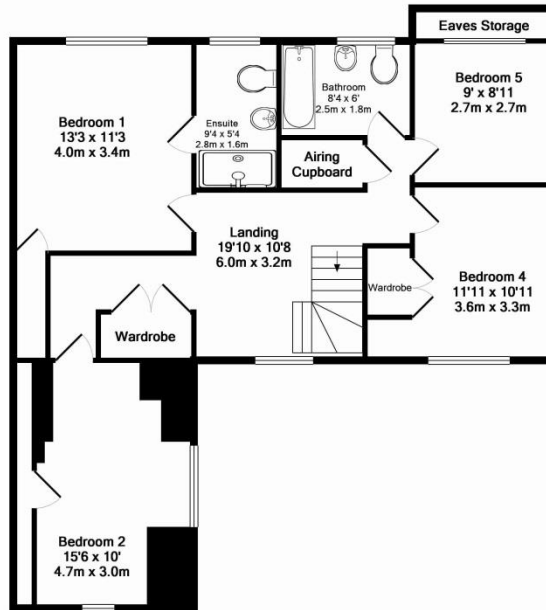
The front gardens are landscaped to a high standard with raised rockeries, well stocked flower borders, shingled borders and large patio.

Accessed via Manor Road there are double gates leading onto a 'Heritage Barn' car port which provides off road parking.





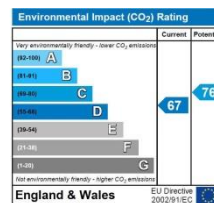
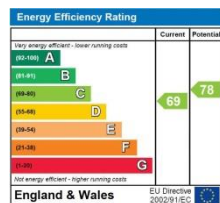
Ground Floor  
Approx. Floor  
Area 989 Sq.Ft.  
(91.9 Sq.M.)



1st Floor  
Approx. Floor  
Area 833 Sq.Ft.  
(77.4 Sq.M.)

Total Approx. Floor Area 1822 Sq.Ft. (169.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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