



### 3 Bedroom End Terrace Cottage with Garden

This recently refurbished Victorian end of terrace cottage sits in a raised position on Woodside Road in the popular Toad Rock area of Rusthall. The property has a living room with period fireplace. There is a kitchen-diner with plenty of space for a table and chairs. The family bathroom has a bath and separate walk in shower. Upstairs the master bedroom has fitted wardrobes, and there are two further bedrooms. The property has double glazing throughout and gas central heating, EPC band D. Council tax band C. There is a fibre optic broadband connection for high speed internet. Outside there is a bin storage area and a raised garden with patio area. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Sitting Room** 11' 11" x 11' 11" (3.62m x 3.62m)

The sitting room has two double glazed windows that overlook the front of the property. There is a period fireplace, a TV point and a fibre optic broadband connection point. There are two alcoves both with fitted shelving and a storage cupboard. The room has a radiator and a wooden floor.

### **Kitchen-Dining Room** 11' 11" x 10' 7" (3.62m x 3.22m)

The kitchen-dining room has a double glazed window that overlooks the rear garden. There is stainless steel sink with mixer tap, a cooker with four ring gas hob, space for a full height fridge freezer and plumbing for a washing machine. The room also has an under stairs cupboard providing plenty of storage. There is a radiator and room for a table and chairs. A rear lobby at the back of the kitchen has a back door for access to the rear garden.

### **Modern Family Bathroom** 11' 1" x 7' 4" (3.38m x 2.24m)

The modern downstairs family bathroom has a frosted double glazed window. The room has a wall mounted basin with storage cupboard underneath, a WC, a full length bath and separate walk in shower with rainfall shower and separate hand shower. The room has a stainless steel heated towel rail, and a vertical radiator.

### **Master Bedroom** 15' 1" x 10' 8" (4.6m x 3.26m)

The master bedroom has two double glazed windows that overlook the front of the property. There is a radiator and two alcoves both with fitted shelving. Fitted wardrobes run along the length of one wall. The floor has been recently recarpeted.

### **Double Bedroom 2** 10' 7" x 8' 11" (3.22m x 2.71m)

The second double bedroom is currently being used as a home office. There is a double glazed window that overlooks the rear garden, and a radiator. The room has been recently recarpeted.

### **Bedroom 3** 11' 1" x 7' 4" (3.38m x 2.24m)

The third bedroom has a double glazed window that overlooks the side of the property and a radiator.

### **Rear Garden and Bin Store**

The back door of the property opens onto a private area of hard standing that is currently used as bin storage. A back gate opens onto a communal alleyway that gives access to the raised rear garden. The garden has a patio area and an area that will be laid to lawn. The garden extends to the side of the property with some terraced flower beds.

### **EPC and Council Tax**

Energy Performance Certificate band D. Tunbridge Wells council tax band C, £2100.25 for 2025-26.

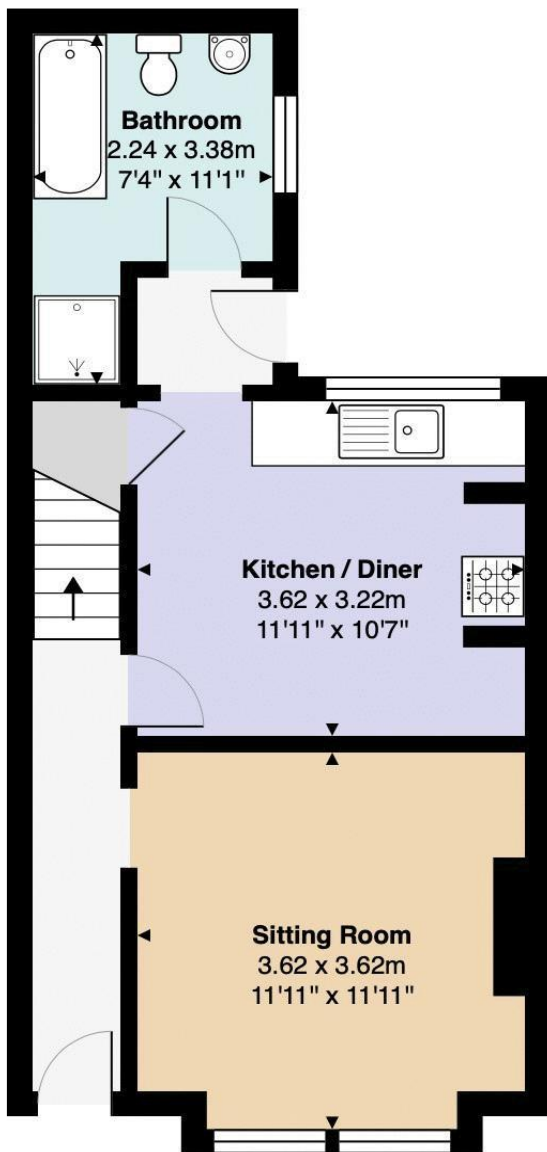
### **Location**

The house sits in a raised position on Woodside Road in the popular Toad Rock area of Rusthall. The Toad Rock Retreat is a 3 minute walk away. Local shops on Rusthall High Street are a 10 minute walk away. Rusthall St Paul's CE Primary School with its 'Good' Ofsted rating (June'16) is a 15 minute walk away. Sainsburys supermarket on Linden Park Road is a 5 minute drive. Tunbridge Wells mainline station with its train services to London Charing Cross is a 6 minute drive away.

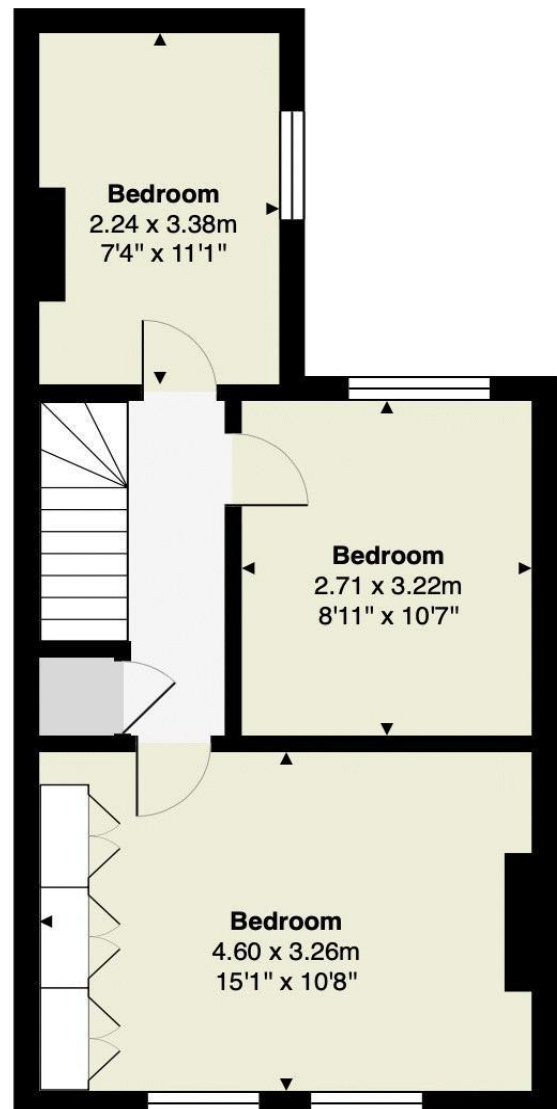




## FLOOR PLAN



**Ground Floor**  
Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>



**First Floor**  
Area: 38.5 m<sup>2</sup> ... 414 ft<sup>2</sup>

### Woodside Rd, Tunbridge Wells

Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup>

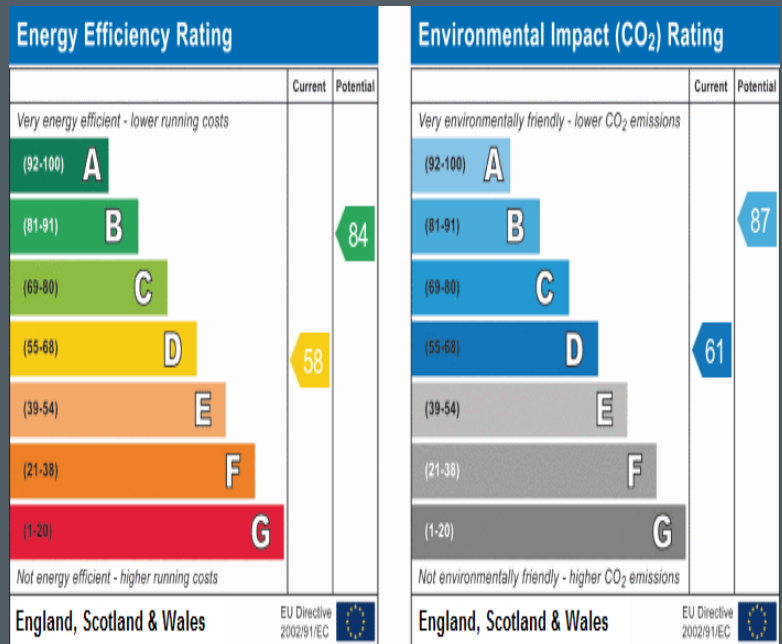
All measurements are approximate and for display purposes only

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# Bardens

Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)  
[www.bardensestates.co.uk](http://www.bardensestates.co.uk)