



## 12 Westwood Road, Tunbridge Wells, TN4 8TP Offers over £525,000



TN Sales is proud to present this tastefully arranged three-bedroom semi-detached home on Westwood Road in Rusthall. Covering three floors and providing over 1,300 sq. ft. of living space, the house effortlessly blends homely comfort with timeless style.

Upon entering, the hallway initially greets you, with the staircase ahead leading to the upper floors. To the right, the bright and spacious lounge contains ample room for various sofa layouts and furnishings. The lounge also features large windows that fill the room with natural light, while a charming fireplace adds warming character.

Behind the lounge sits the open-plan kitchen and dining room. Complete with wood-panel flooring, neutral cabinetry, and wooden countertops, the kitchen provides generous storage and space for multiple appliances. The dining area offers the space for a large table and has additional room for seating and furniture behind, creating the perfect environment for both social gatherings and casual everyday dining. Patio doors open directly onto the rear garden, allowing seamless indoor-outdoor living.

The garden itself contains a manageable plot of lawn which is surrounded by a long stretch of tiled patio, making it an ideal area for outdoor dining. A single garage sits to the rear, accessible via the driveway running beside the property.

- 3 Double Bedrooms
- Double Glazing
- 2 Bathrooms
- Kitchen / Diner
- Gas Central Heating
- Garage
- Large Rear Garden
- Period Features



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 