



7 Stanley Close, Staplehurst, Tonbridge, TN12 0TA.

Jack Charles

#P-QUALIFIED-PRICE £450,000 -

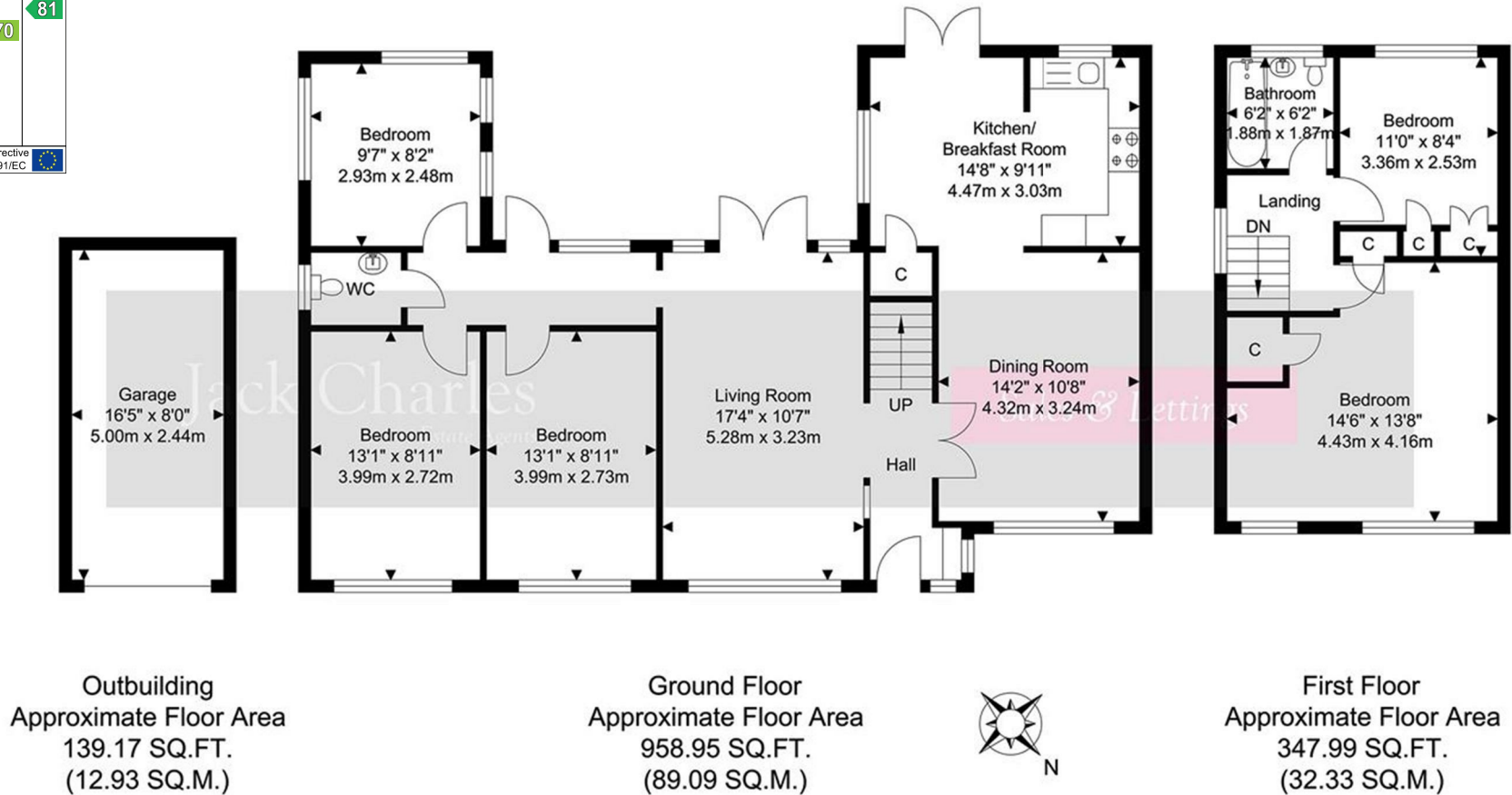
Jack Charles
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Sales & Lettings

- Deceptively Spacious Home
- Kitchen
- Garage En-block & Parking Space
- Five Bedrooms
- Flexible Living Ideal For Multi Generational Living
- Popular Village Location
- Two Reception Rooms
- Front & Rear Gardens
- Chain Free

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX FLOOR AREA 1,446.13 SQ.FT. (134.35 SQ. M.)
For Identification Purposes Only.

Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty

To Be Sold

Guide Price £475,000 - £500,000 Nestled in the charming village of Staplehurst, Tonbridge, this deceptively spacious end terrace house offers a wonderful opportunity for family living. Built in 1975, the property boasts a generous 975 square feet of well-designed space, making it an ideal home for those seeking comfort and versatility.

With five bedrooms, this residence is perfect for larger families or those looking for potential multi-generational living arrangements. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The natural flow of the home ensures that every corner is utilised effectively, creating a warm and welcoming atmosphere.

The property also features a well-appointed bathroom and convenient parking for one vehicle, along with a garage en bloc, adding to the practicality of this delightful home. The village location enhances the appeal, offering a sense of community while still being within easy reach of local amenities. This property can be offered chain free.

Viewings are recommended.

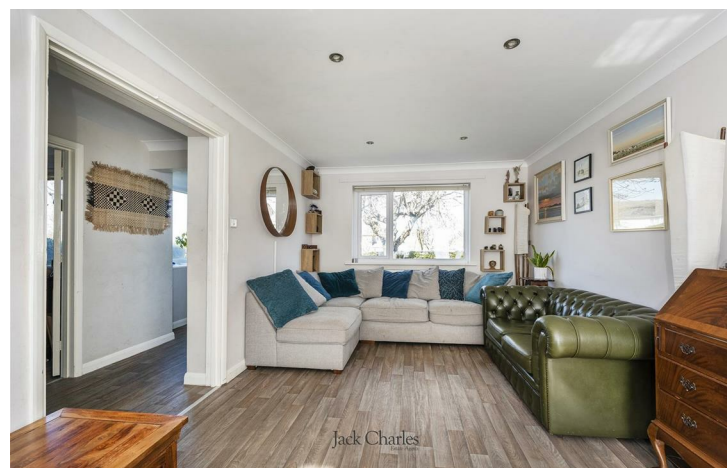
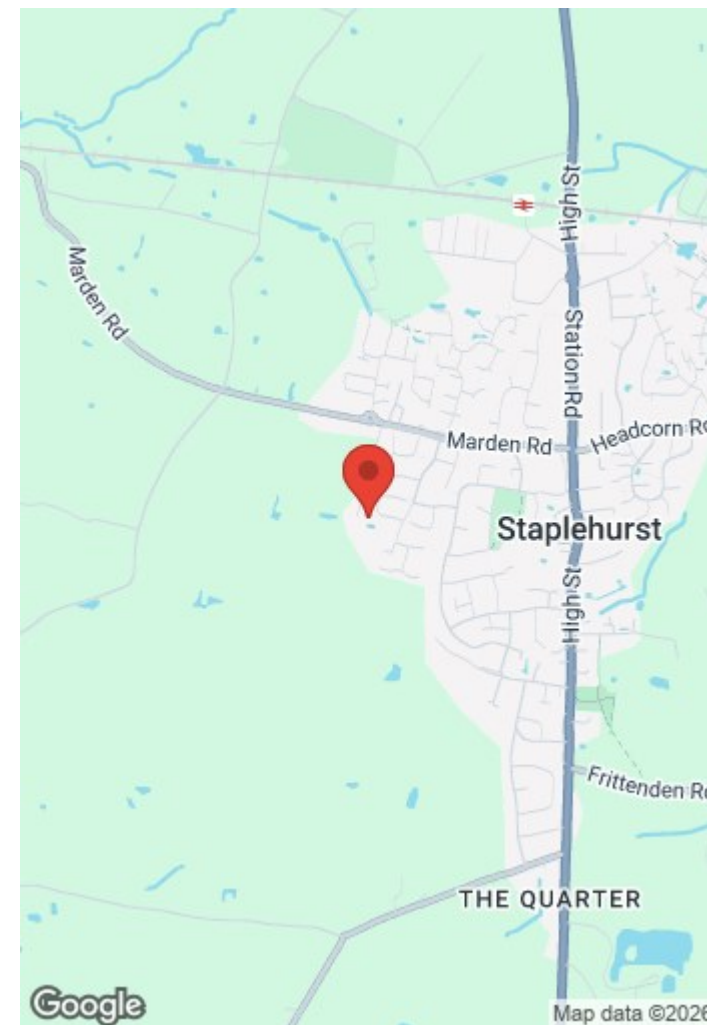
Situation

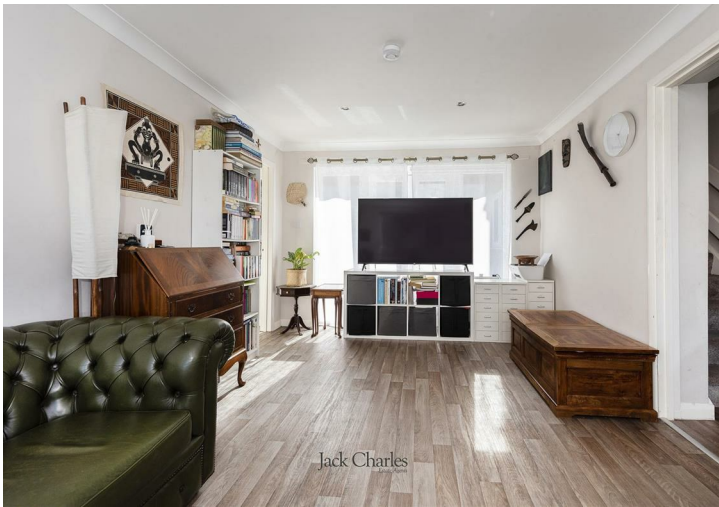
Staplehurst village offers essential amenities, including a Sainsbury's supermarket, a public house, a chemist, a post office, and a doctors' surgery. For more extensive shopping options, residents can travel to nearby towns such as Maidstone, Tunbridge Wells, and Ashford.

Transportation is convenient, with Staplehurst station providing fast and frequent train services to London Charing Cross and London Bridge, taking approximately 50 to 60 minutes. Additionally, a high-speed service from Ashford to London St Pancras can be completed in about 37 minutes.

The area boasts a strong educational landscape, featuring a variety of schools such as Sutton Valence Preparatory and Senior Schools, Dulwich Preparatory, and Benenden School, along with grammar and state schools located in Ashford, Tonbridge, Tunbridge Wells, and Maidstone.

For those needing to travel further afield, the M20 Junction 8 connects Staplehurst to the national motorway network, facilitating access to Gatwick and Heathrow Airports, London, and the Channel Tunnel Terminus.





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