



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

Jack Charles

Guide Price £475,000 - £500,000

Jack Charles  
Estate Agents

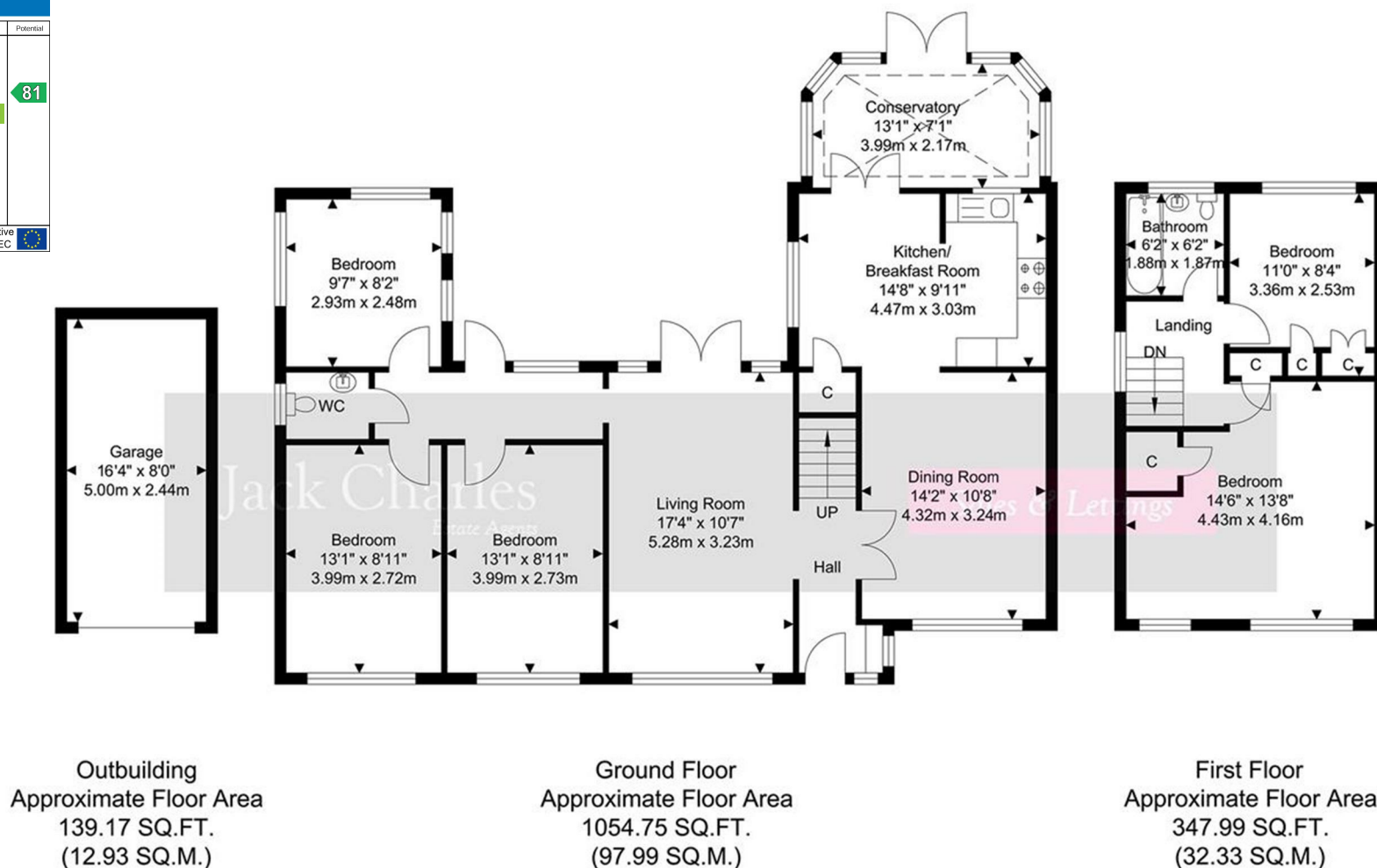
Sales & Lettings



- 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		
(81-91) B		
(69-80) C		
(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 1541.93 SQ.FT. (143.25 SQ. M.)**  
**For Identification Purposes Only.**



**Important Notice:**

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**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.

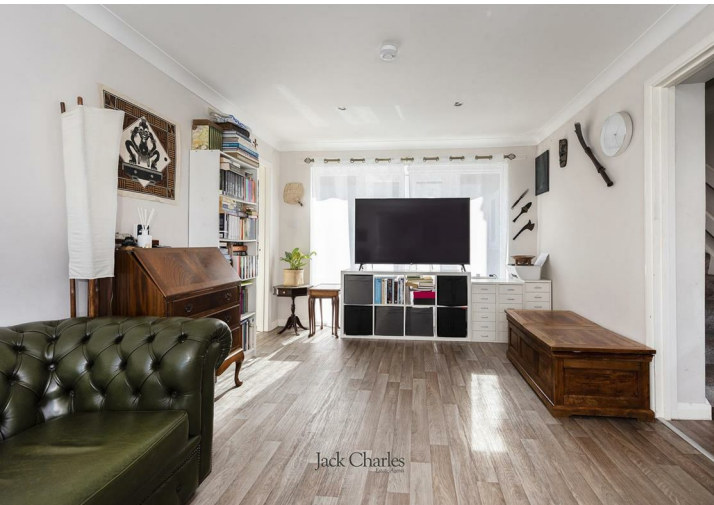
Transportation is convenient, with Staplehurst station providing fast and frequent train services to London Charing Cross and London Bridge, taking approximately 50 to 60 minutes. Additionally, a high-speed service from Ashford to London St Pancras can be completed in about 37 minutes.

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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