



Bathurst Road, Staplehurst, Tonbridge, Kent, TN12 0LQ
Price £500,000

A SUPERB 4 BEDROOM FAMILY PROPERTY SITUATED IN AN EXCELLENT POSITION WITHIN WALKING DISTANCE OF THE POPULAR PRIMARY SCHOOL AND THE LOCAL SHOPPING FACILITIES

This excellent family home has been updated, extended and improved to offer spacious and adaptable accommodation ideal for modern family living.

On offer on the ground floor there is an entrance hall, downstairs WC, lounge, study benefitting from air conditioning, stunning open plan kitchen/diner with under floor heating and utility room. On the first floor there is a main bedroom with en suite, 3 further bedrooms and a modern family bathroom. Outside there is an excellent 50ft garden to the rear and a driveway to the front offering off road parking.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 12 miles away providing a wider range of both shopping and leisure facilities. The property also falls within the Cranbrook School catchment area and there is a good variety of local schools within the vicinity - Bethany School at Goudhurst, Sutton Valence School at Sutton Valence, Dulwich Prep School at Cranbrook, and the High Weald Academy at Cranbrook.

Viewing of this fabulous property is highly recommended so call Page and Wells today to avoid missing out.



On the Ground Floor

Entrance Hall

Staircase to first floor, double glazed door to side, laminate flooring

Downstairs WC

Comprising WC, vanity wash hand basin, storage cupboard, double glazed window to rear, ladder style radiator, tiled flooring

Sitting Room 15 x 12 (4.57m x 3.66m)

Double glazed window to front, radiator, TV and phone point, feature fireplace with gas fire and surround, stripped wood flooring

Study 8'8 x 8'5 (2.64m x 2.57m)

Double glazed window to front, laminate flooring, TV and phone point

Stunning Open Plan Kitchen/Diner 8'8 x 8'5 (2.64m x 2.57m)

Utility Room 6'6 x 5'5 (1.98m x 1.65m)

On the First Floor

Landing

Bedroom 1 14'11 x 12 (4.55m x 3.66m)

En Suite

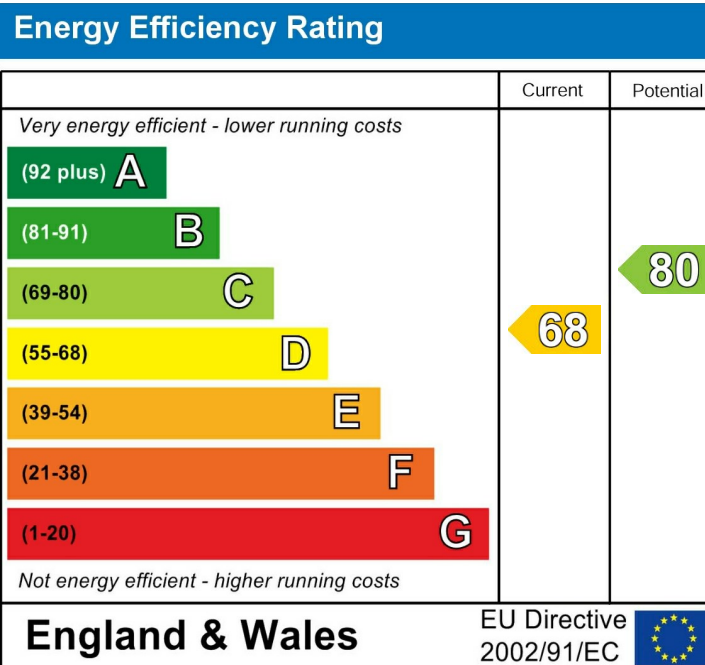
Bedroom 2 12'9 x 9'5 (3.89m x 2.87m)

Bedroom 3 12'3 x 11'7 (3.73m x 3.53m)

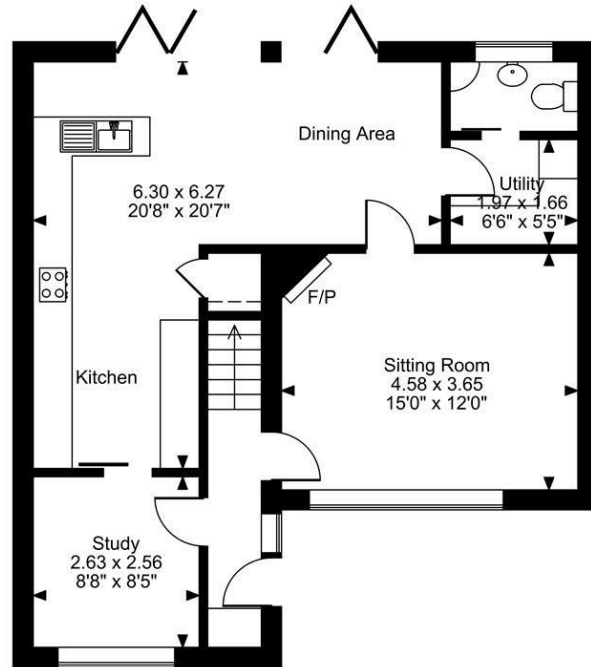
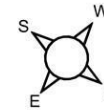
Bedroom 4 8'2 x 6'4 (2.49m x 1.93m)

Family Bathroom

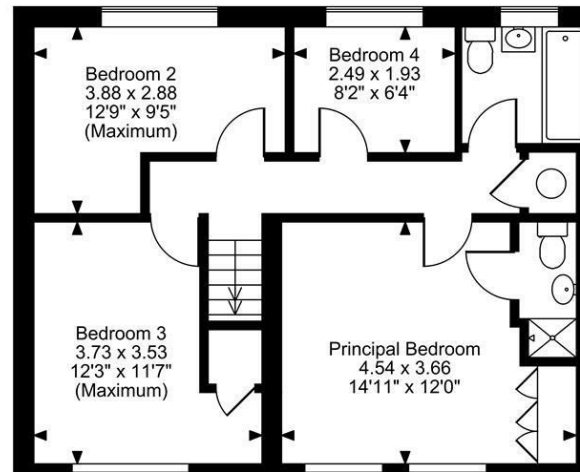
Externally



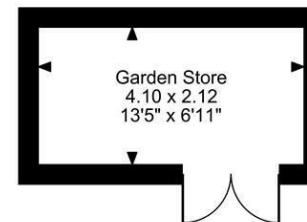
Bathurst Road, Staplehurst, Tonbridge
Approximate Gross Internal Area
Main House = 1295 Sq Ft/120 Sq M
Garden Store = 94 Sq Ft/9 Sq M
Total = 1389 Sq Ft/129 Sq M



Ground Floor



First Floor



Garden Store
 4.10 x 2.12
 13'5" x 6'11"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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