

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



15 TYLER ROAD  
STAPLEHURST  
KENT  
TN12 0GY  
**PRICE £375,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsstates.co.uk  
www.radfordsstates.co.uk  
01580 893152

# 15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY

**AN OPPORTUNITY TO ACQUIRE A SPACIOUS SEMI-DETACHED HOUSE ON THE NEW BOVIS HOMES DEVELOPMENT**

**ENTRANCE HALL, LIVING ROOM, INNER LOBBY, CLOAKROOM, KITCHEN/DINER, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, CARPORT AND CAR PARKING SPACE, GARDEN**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From Staplehurst proceed to the main traffic lights, turn into Headcorn Road and take the second left into Long Strakes. Take the second turning left into Tyler Road and the property will be found a short way along on the left-hand side.

## **DESCRIPTION**

Looking for a charming and spacious home in the heart of Staplehurst, look no further than this stunning 3 bed semi-detached house! Located on a quiet residential street, this property offers the perfect blend of peace, tranquillity, and convenience.

As you step inside, you'll be greeted by a spacious living room, complete with a large window that floods the room with natural light. The beautiful kitchen/diner area has integrated oven & hob and large work surfaces that's perfect for preparing meals. There is also a separate downstairs WC.

Upstairs, you'll find three spacious and comfortable bedrooms, each with large windows that provide stunning views out over the local area. The master bedroom also includes an en-suite bathroom, with natural light. There's also a modern and stylish bathroom, complete with a shower & window for natural light.

The large rear garden. Stretching out behind the house, and with plenty room for seating areas where you can kick back and unwind after a long day.

And if you're looking for convenience, you'll find it in abundance at this property. With one carport at the front of the property, you'll never have to worry about finding a place to park. Plus, with easy access to the local motorway network, commuting to work or exploring the local area is a breeze.

The property is within the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY



15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY



15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY



# 15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY



## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

# 15 TYLER ROAD, STAPLEHURST, KENT, TN12 0GY

## FLOORPLANS

Tyler Road, Staplehurst  
Tonbridge, Kent, TN12 0GY  
Approx. Gross Internal Area 79.4 sq.m. / 853 sq.ft.



*Alex Scott Perry*  
REAL ESTATE PHOTOGRAPHER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or leasee. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.

