

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Simon Miller & Company. REF: 1037934



Approximate Area = 1298 sq ft / 120.5 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 1590 sq ft / 147.6 sq m
 For identification only - Not to scale

Barn Meadow, Staplehurst, Tonbridge, TN12

GUIDE PRICE £550,000 - £575,000

EPC RATING: C

3 BARN MEADOW, STAPLEHURST, TN12 0SY





Offered chain free, this modern, well presented detached family home is located in this popular residential area. Within walking distance of regular mainline train services into London & Ashford International. With four bedrooms, recently renovated en-suite, family bathroom and downstairs WC. The ground floor also offers lounge, kitchen, dining room and separate study. This property benefits from a generous secluded garden with patio, lawn and mature fruit trees. There is a detached double garage with up and over doors, as well as off road parking for up to four more cars to the side of the house.

Located within the Cranbrook school catchment area and walking distance of the well regarded Staplehurst Primary school. The property is also within easy reach other local amenities, including the Sainsbury's Supermarket, GP Medical Centre, Post Office, Library and the High Street. The County Town of Maidstone is approximately 9 miles away by car, with its greater shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold

Council Tax Band (F)

EPC Report (C)



- **DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **SECLUDED REAR GARDEN WITH MATURE FRUIT TREES**

- **QUIET CUL DE SAC LOCATION**
- **CLOSE TO MAINLINE TRAIN STATION**
- **DOUBLE GARAGE AND OFF STREET PARKING**
- **OFFERED CHAIN FREE**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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