

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1096192



**Church Green, Staplehurst, Tonbridge, TN12**

**ASKING PRICE £400,000**

**EPC RATING:**

**60 CHURCH GREEN, STAPLEHURST, TN12 0BE**







Located in this quiet turning, close to the centre of the village is this deceptive, very well presented family home. With a spacious lounge leading to the conservatory/dining room and modern fitted kitchen with breakfast bar beside, upstairs, there are three good sized bedrooms and a modern three piece bathroom suite. Outside, there is off street parking for three cars to the front and to the rear, 90' mature south facing gardens leading to a large timber summerhouse, a great place for entertaining.

Located within walking distance of various local shops, the property is within easy reach of the well regarded Staplehurst Primary school and the Mainline train station, offering regular services into London as well as Sainsbury's Supermarket. The County Town of Maidstone is approximately 10 miles away by car, with its greater range of shopping, transport and leisure facilities.

#### MATERIAL INFORMATION

Freehold  
Council Tax Band (C)  
EPC Report (D)  
Broadband: Superfast & Standard



- WELL PRESENTED FAMILY HOME
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY/DINING ROOM
- THREE BEDROOMS

- QUALITY FAMILY ROOM
- OFF STREET PARKING FOR THREE CARS
- 90' SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS

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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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