



5 Woodford Park, Staplehurst, Tonbridge, Kent, TN12 0FX
Guide Price £700,000



GUIDE £700,000 to £750,000NO FORWARD CHAIN*** EXECUTIVE FAMILY HOME SITUATED IN A PEACEFUL GATED COMMUNITY***

Nestled within a gated community in the sought-after Cranbrook school catchment area, this property offers convenient access to excellent schools, including Sutton Valence and Maidstone's grammar schools. For the commuter, the home is within easy access to the motorway network and Staplehurst mainline railway station, providing high speed mainline services to London.

Built by Caprworth Homes in 2020, this executive detached home features spacious and adaptable accommodation across two floors. The ground floor boasts Amtico flooring and underfloor heating throughout, comprising an entrance hall, double aspect living room with bi folding doors opening onto the garden, a high-spec open-plan kitchen/dining room including Quartz worksurfaces, Quooker hot tap and integrated Neff appliances, a useful utility room, study, and practical cloakroom.

On the first floor the main bedroom includes a walk-in wardrobe and ensuite with double aspect windows and far reaching views over the surrounding countryside. Bedrooms two and three both benefit from an ensuite bathroom. While bedrooms four and five share the family bathroom.

Externally, the property offers a large wrap-around garden with views over the surrounding farmland, a block paved driveway for off road parking and a double garage.

Offered with no forward chain this excellent family home will generate plenty of interest so do not delay and contact Page and Wells Loose Office and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Lounge 20'10 x 12'8 (6.35m x 3.86m)

Kitchen/Dining Room Comprising:

Kitchen 12'8 x 10'6 (3.86m x 3.20m)

Dining 13'1 x 10'6 (3.99m x 3.20m)

Utility Room

Study/Playroom 11 x 6'7 (3.35m x 2.01m)

W/C

FIRST FLOOR

Landing

Bedroom 1 17'1 x 11'6 (5.21m x 3.51m)

En-Suite

Walk in Wardrobe

Bedroom 2 13'1 x 10'6 (3.99m x 3.20m)

En-Suite

Bedroom 3 11'6 x 10'6 (3.51m x 3.20m)

En-Suite

Bedroom 4 11'10 x 9'11 (3.61m x 3.02m)


Bedroom 5 10'7 x 8'6 (3.23m x 2.59m)

Family Bathroom

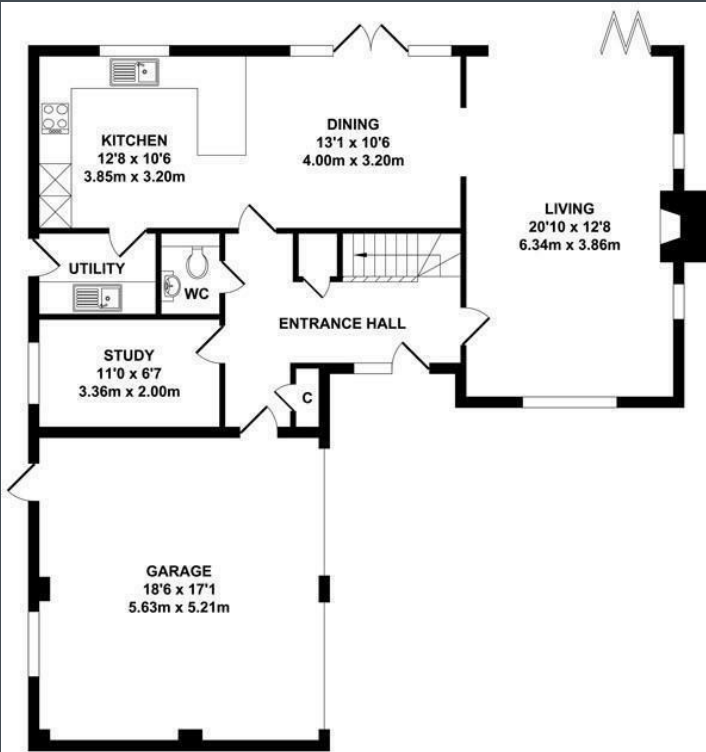
EXTERNALLY

Double Garage 17'1 x 11'6 (5.21m x 3.51m)

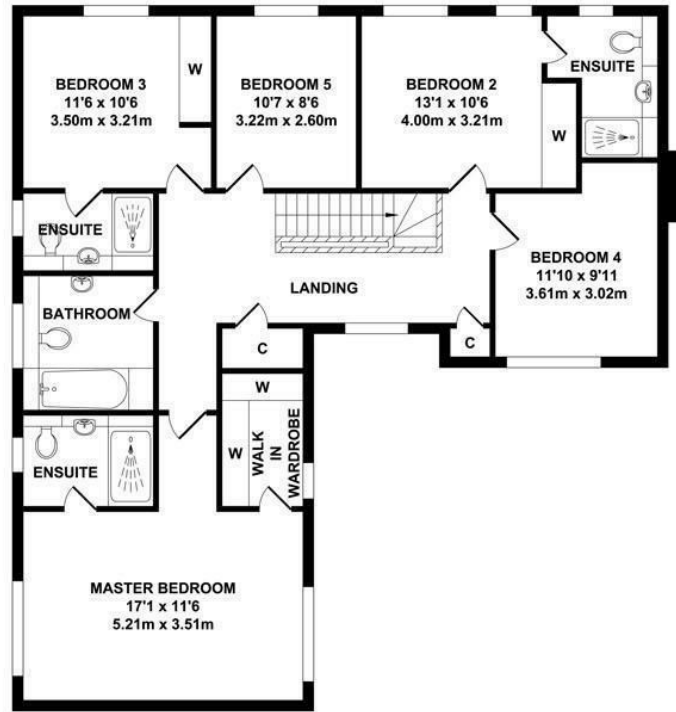
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

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GROUND FLOOR
APPROX. FLOOR AREA
1146 SQ.FT.
(106.44 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1146 SQ.FT.
(106.44 SQ.M.)

TOTAL APPROX. FLOOR AREA 2291 SQ.FT. (212.88 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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