



**Parisfield Close, Staplehurst, TN12 0BF**  
**Guide Price £375,000**





\*\*\*GUIDE PRICE £375,000 TO £400,000\*\*\*MODERN THREE BEDROOM HOME WITH DOUBLE GARAGE IN A QUIET CUL DE SAC WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND STAPLEHURST STATION WITH FREQUENT MAINLINE SERVICES TO LONDON

Staplehurst is a well-connected village, offering a blend of rural charm and modern comforts. It has a strong sense of community, with local shops and amenities, as well as a well-regarded primary school. The village benefits from a mainline railway station with direct services to London Bridge, making it a popular choice for commuters. Surrounded by picturesque countryside, Staplehurst also provides easy access to larger towns such as Maidstone and Tonbridge, offering a balance of village life and accessibility.

The home is in excellent order and offers modern living in a thoughtfully designed space. The ground floor includes an entrance hall, a convenient W/C, and a well-equipped kitchen featuring a Bosch dishwasher, fridge freezer, and a Miele induction hob. The lounge/diner is a comfortable space with French doors opening onto the rear garden, and there is also a large under-stair cupboard for additional storage.

Upstairs, the landing provides access to an airing cupboard and a loft that is insulated, boarded, and fitted with a ladder and light. The main bedroom benefits from fitted wardrobes and an en-suite with a shower, W/C, and wash hand basin. The second bedroom is a spacious double, also featuring fitted wardrobes and storage. The third bedroom, currently used as a study, overlooks the rear garden. The family bathroom has been recently updated and includes a bath with an overhead shower and Roca appliances. The south-facing rear garden is neatly enclosed and landscaped, with a lawn, patio area, and a useful shed. Outside, the property has off-road parking and the added advantage of a double garage, a rare feature for a home of this type.

Viewing is highly recommended. Call Page and Wells today and book you viewing to avoid missing out



## GROUND FLOOR

Entrance Hall

Kitchen 11'3" x 8'0" (3.44m x 2.44m)

Lounge/Dining Area 15'10" x 13'10" (4.84m x 4.23m)

WC

## FIRST FLOOR

Bedroom 1 12'7" x 8'8" (3.85m x 2.65m)

Bedroom 2 9'10" x 8'8" (3.01m x 2.65m)

Bedroom 3 8'11" x 6'9" (2.74m x 2.07m)

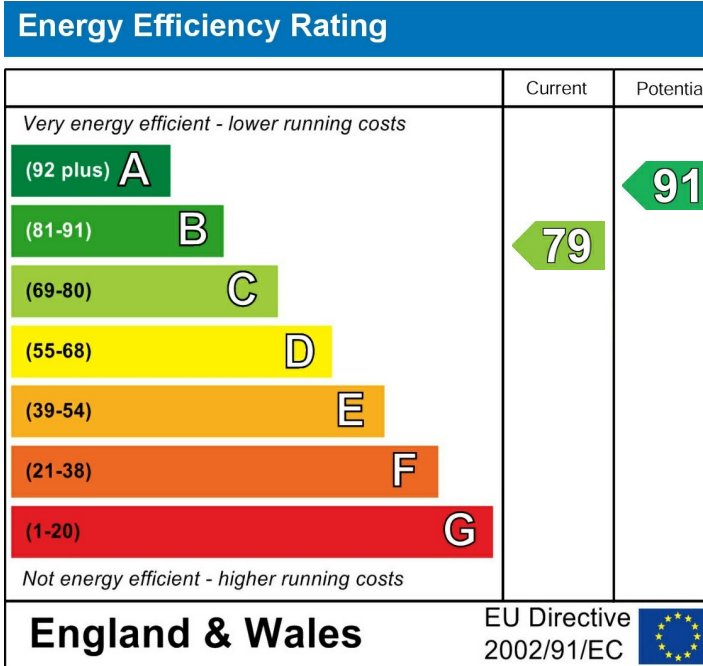
En-Suite

Family Bathroom

## EXTERNALLY

Double Garage 19'5" x 17'5" (5.94m x 5.32m)

Shed 6'9" x 3'8" (2.06m x 1.12m)





**Parisfield Close, Staplehurst, Tonbridge, Kent**

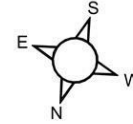
**Approximate Gross Internal Area**

**Main House = 813 Sq Ft/76 Sq M**

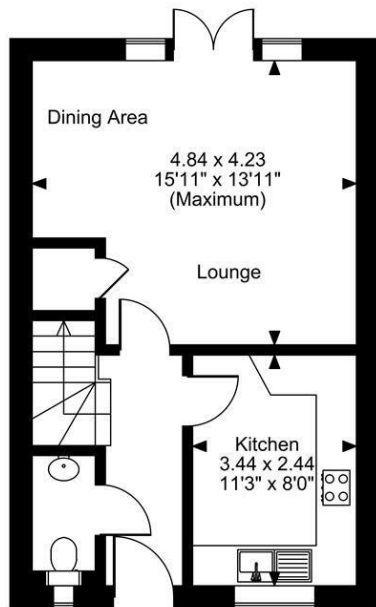
**Garage = 340 Sq Ft/32 Sq M**

**Outbuilding = 25 Sq Ft/2 Sq M**

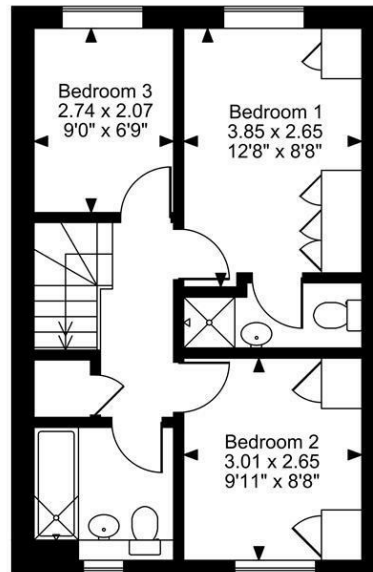
**Total = 1178 Sq Ft/110 Sq M**



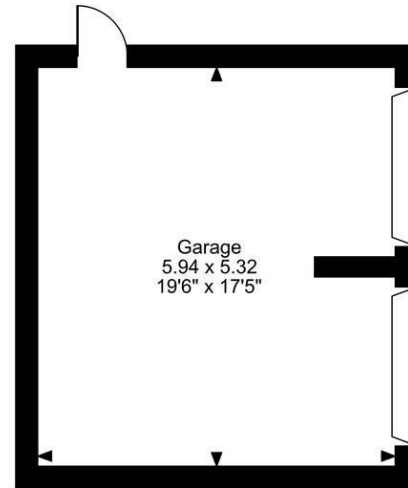
Shed  
2.06 x 1.12  
6'9" x 3'8"



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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