

Lambert & Foster



14 BROOKS CLOSE

STAPLEHURST | KENT | TN12 0PP

A well presented semi-detached house, providing three bedroom accommodation including a sitting room with wood burning stove, a separate playroom/study and conservatory complemented by a front and rear garden, with a block paved driveway, all occupying a central village location, a level walk of the mainline station and high street amenities. Cranbrook School Catchment area.

Guide Price £380,000

FREEHOLD





14 BROOKS CLOSE

STAPLEHURST, KENT, TN12 0PP

14 Brooks Close is linked, semi-detached house, presenting brick elevations set with UPVC double glazed windows, beneath a pitched interlocking tiled roof. The well presented accommodation is arranged over two floors. From the entrance hall, door to the sitting room with feature fireplace housing a wood burning stove on a raised hearth, fitted cupboards and shelving to recesses and an aspect front. The kitchen /dining room is comprehensively fitted with a range of units and island, worksurfaces and inset Belling four burner electric hob, Bosch electric oven with filter hood over, space and plumbing for washing machine and dishwasher, recessed ceiling down lamps and a useful walk in understairs cupboard providing storage, space and electric point for a chest freezer, aspect to rear overlooking the rear garden. Sliding patio doors provide access to the UPVC double glazed conservatory, fitted with lighting, sliding patio door provides access out to the garden. From the conservatory access to the play room/study with heating, power and light.

Arranged over the first floor are three bedrooms, bedroom one with fitted wardrobe and an aspect front. Pull down attic steps to a boarded and carpeted roof space with x 2 Velux roof line windows The bathroom has recently been updated, fitted with a modern white suite including integrated wc, wash hand basin, panelled bath with mixer tap and shower attachment, integrated shower over, part tiled surround.

Outside, a block paved driveway provides parking for approximately three cars. The front garden is laid to lawn. The rear garden complements the accommodation, laid to lawn with paved patio and retaining, dwarf brick wall. A stepping stone pathway leads to a timber garden shed. The whole is enclosed by wooden panel fencing.



- **Linked semi detached family house**
- **Sitting room with wood burning stove**
- **Comprehensively fitted kitchen/dining room with island**
- **Study/playroom**
- **Conservatory**

- **Three bedrooms**
- **Bathroom with newly fitted white suite**
- **Block paved drive, front and rear lawned gardens**
- **Central village location level walk of Staplehurst MLS and amenities**
- **Cranbrook School catchment area.**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: intend.confident.coffee

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band D **EPC:** C (69)

BROADBAND & MOBILE COVERAGE:

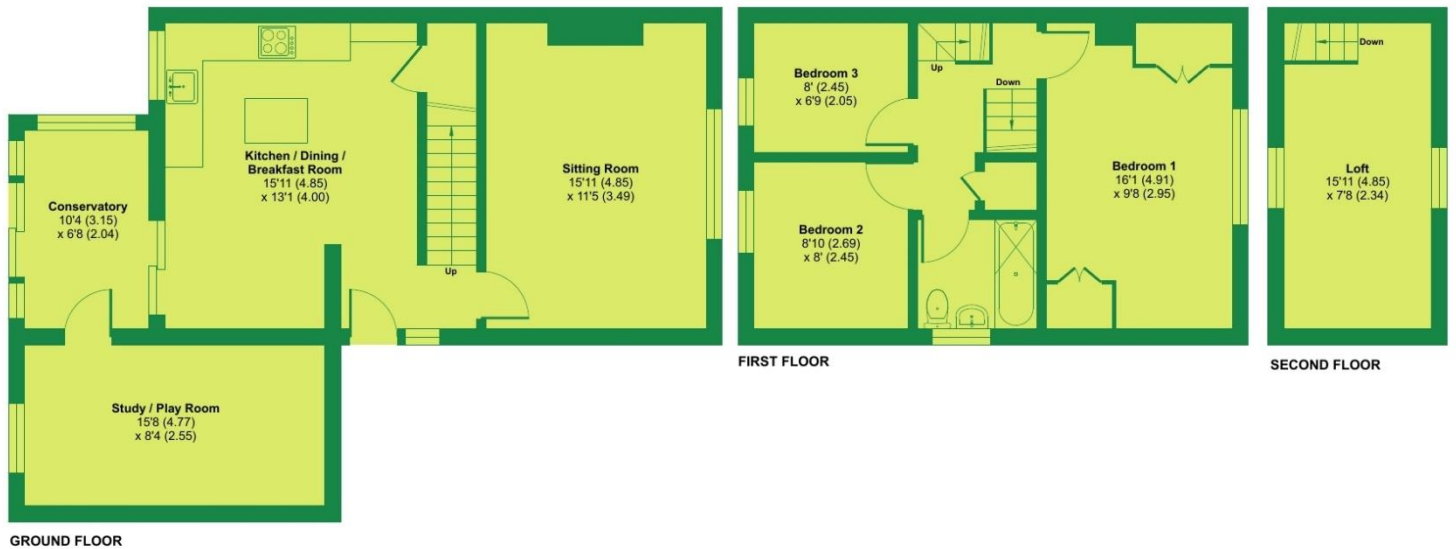
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

14 Brooks Close, Staplehurst, Tonbridge, TN12 0PP

Approximate Area = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1355347

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