

# Lambert & Foster



## 18 TOMLIN CLOSE

STAPLEHURST | KENT | TN12 0PH

*A well presented and ground floor extended, semi-detached family house, providing three bedroom accommodation including a beautifully fitted kitchen/dining room with island and newly fitted shower room, complemented by a front and rear garden, on a corner plot with a single garage and two parking spaces, all occupying a central village location, a level walk of the mainline station, Sainsbury's supermarket and high street amenities. Cranbrook School Catchment area.*

Guide Price £375,000

FREEHOLD







## 18 TOMLIN CLOSE

STAPLEHURST, KENT, TN12 0PH

18 Tomlin Close is a well presented and extended on the ground floor, semi-detached house, presenting brick elevations set with UPVC double glazed casement and dormer windows beneath a pitched interlocking tiled roof.

The well presented accommodation is arranged over two floors, a particular feature is the fitted kitchen/dining room with island, incorporating four seater breakfast bar, a range of units and granite worktops, integral appliances include Logik five burner gas hob with oven under and filter hood over, fridge/freezer, dishwasher and Indesit microwave oven, boiling water tap, ceiling down lamps and an aspect to rear, incorporating sliding patio doors with pleasant aspect across the garden. The sitting room has an aspect to front and a feature fireplace, housing a wood burning stove.

Arranged over the first floor are three bedrooms comprising one double room and two single rooms, served by a newly fitted shower room, a white suite with a walk-in shower with Grohe shower, tiled floor and walls to ceiling height.

Outside, to the front and side is a lawned garden, two parking spaces and a single garage en bloc with a personal door immediately opening onto the garden. The rear garden is also laid to lawn, including a paved patio, willow tree, a timber garden shed, fitted with power. The whole is fenced and enclosed.



- Extended semi detached house
- Fitted kitchen/dining room with island and granite worktops
- Sitting room with feature fireplace
- Three bedrooms
- Fitted shower room

- Corner location with front and rear garden
- Single garage and two parking spaces
- Level walk of mainline station, supermarket and high street amenities
- Cranbrook School catchment area
- UPVC double glazing and Gas fired heating

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

**WHAT3WORDS:** includes.continued.decoding

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas central heating

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band D **EPC:** D (67)

#### **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.

## 18 Tomlin Close, Staplehurst, Tonbridge, TN12 0PH



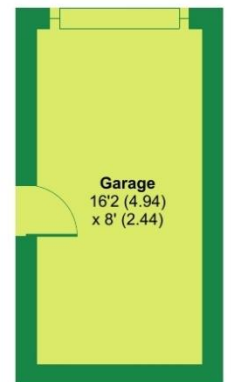
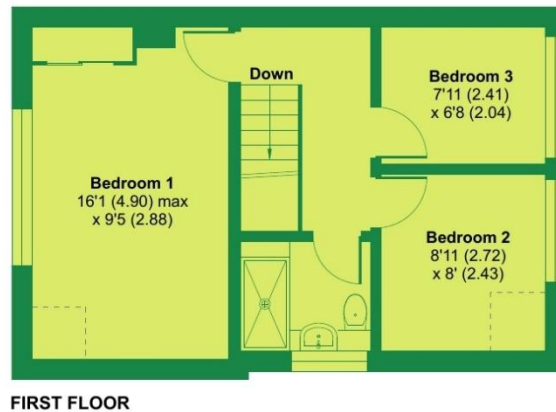
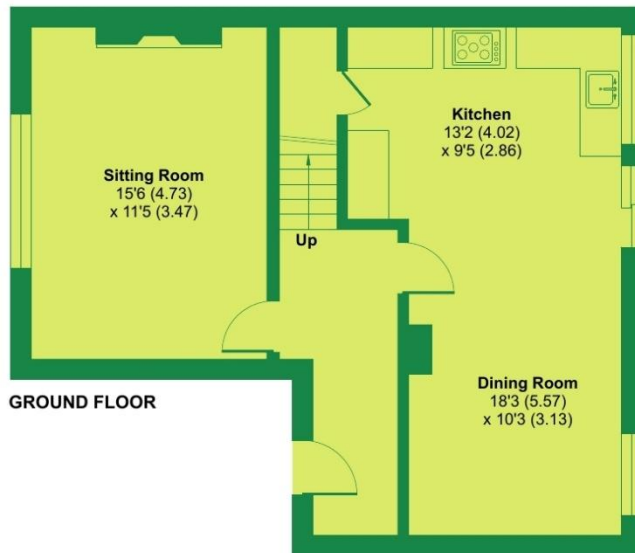
Approximate Area = 958 sq ft / 89 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 130 sq ft / 12 sq m

Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1386169

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Wadhurst, East Sussex TN5 6AA

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