



Well presented two bedroom terraced property located in a quiet residential street within walking distance of Staplehurst train station and high street.

**£265,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Staplehurst, Tonbridge, Kent



Bedrooms: 2



Bathrooms: 1



Receptions: 3

- CHAIN FREE
- Competitively priced for quick sale
- Single garage en bloc
- Approximately 1.0 mile from Staplehurst station
- Within walking distance of local village school and High Street
- Easy on street parking



Conveniently located two bedroom mid terraced property in a quiet residential road approximately 1.0 mile from Staplehurst Station (London Charing Cross line). Within walking distance of the local village school and high street.

### ACCOMMODATION

Ground Floor: Enclosed entrance porch. Living room with gas fireplace. Fitted galley style kitchen with wall and base units, plumbing for washing machine and dishwasher. Integrated double oven and hob, door out to the garden. Dining room with sliding doors to conservatory, double doors to garden.

First Floor: Stairs to first floor landing, master double bedroom with built in cupboard. Second double room. Bathroom with shower over the bath, basin and WC.

### OUTSIDE

Garden with patio and astro turf, gate to single garage en bloc. Easy on street parking with no restrictions.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Maidstone Borough Council

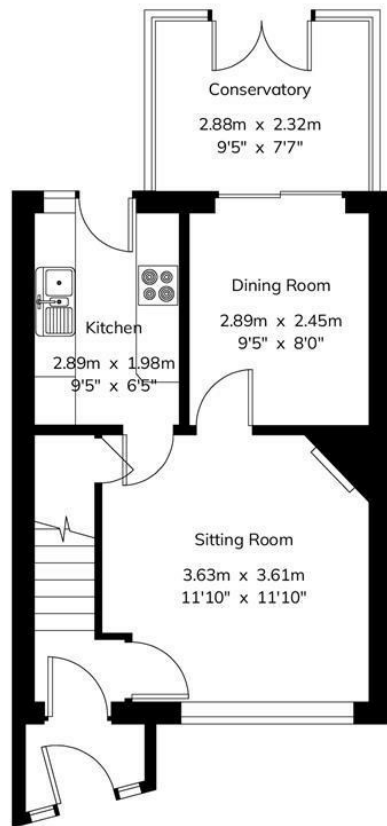
Council Tax Band: C

Special Note: A Director of Cavendish has a personal connection to the owner of this property.





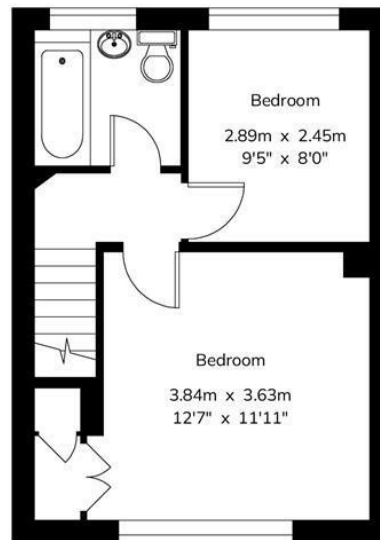




Ground Floor

50 Bathurst Road

Gross Internal Area : 70.4 sq.m (757 sq.ft.)



First Floor




For Identification Purposes Only.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>72</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# CAVENDISH

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2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro