We love houses

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1469833

39 Bathurst Road, Staplehurst, TN12 0LG

Guide Price £350,000
EPC RATING: D

Situated in the charming village of Staplehurst, this delightful three-bedroom semi-detached family home on Bathurst Road is a true gem. The property is presented in excellent condition throughout, making it an ideal choice for families seeking a comfortable and inviting living space.

Upon entering, you will find a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The three spacious bedrooms provide ample accommodation for family members or guests, while the well-appointed bathroom ensures convenience for daily routines.

One of the standout features of this home is its large private rear garden, measuring approximately 85 feet. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months. Additionally, the property benefits from a garage and off-street parking, providing practical solutions for your vehicle needs.

Situated within walking distance to local shops, this home offers the convenience of village life while still being well-connected. Staplehurst Train Station is nearby, with direct trains to London taking under an hour, making it an excellent choice for commuters.

Furthermore, there is potential to extend the property, subject to obtaining the necessary planning permission, allowing you to tailor the home to your specific needs.

MATERIAL INFORMATION

Freehold
Council Tax Band **D**
EPC Report **D**

• GUIDE PRICE £350,000 - £375,000 • Chain Free, Three Bedroom Semi-Detached Family Home • Well Presented Throughout • Sought After Staplehurst Village Location • Walking Distance To Local Shops • Staplehurst Train Station Nearby With Direct Trains To London In Under And Hour • Garage And Off Street Parking • Large Private Rear Garden Approximately 85ft • Potential To Extend Subject To Planning Permission Being Obtainable

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK