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 **KMJProperty**
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Stanley Close, Staplehurst, Tonbridge

Guide Price £325,000

3 1 1



Guide Price £325,000 - £350,000

Approaching the property, you are welcomed by the attractive green area situated within Stanley Close, creating a pleasant, peaceful and open setting within this particularly quiet residential road. To the left of the terrace is the garage and an additional allocated parking space. There is also ample on-street parking for visitors.

Stepping inside, the enclosed porch provides a useful entrance space, ideal for storing coats, shoes and everyday essentials before entering the main accommodation.

The bright and spacious lounge offers a welcoming reception area, with a useful cupboard tucked neatly beneath the stairs providing additional storage. In addition to gas central heating, the property also benefits from dual-function air conditioning and air-source heat pumps, providing an eco-friendly option for maintaining comfortable temperatures from the height of summer through to the depths of winter. From here, you move through into the dining and kitchen space, creating a versatile area that is perfect for entertaining and everyday family life. There is also potential to reconfigure the layout and create a larger lounge area. A further under-stair storage cupboard is located within this space, offering excellent additional storage with the potential to be converted into a useful downstairs WC, subject to the necessary permissions and works.

The kitchen is a particularly bright and airy space, with natural light flooding in through the Velux windows. There is a good range of matching wall and base units, ample worktop space, tiled splashbacks and plenty of space for a range of appliances. Exposed beams featured throughout add character and charm while complementing the room's generous proportions.

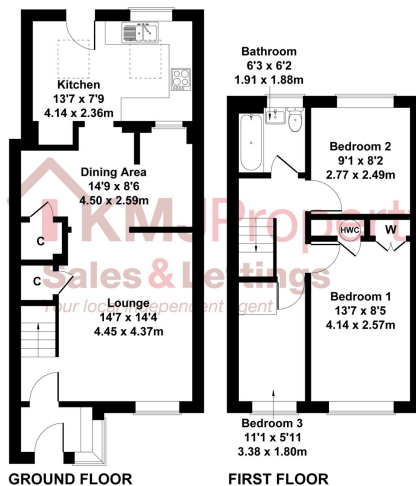
Moving to the first floor, there are three well-proportioned bedrooms, comprising two comfortable double bedrooms and a further single bedroom. All three bedrooms benefit from plenty of natural light, while Bedroom One also features built-in storage and air conditioning, providing useful additional space and comfort.

The family bathroom is well equipped with a shower over the bath, wash basin and attractive tiled finishes, providing a practical space for modern family living.



9 Stanley Close, Staplehurst, Tonbridge, TN12 0TA

Approximate Gross Internal Area
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Mid Terrace
- 3 Bedrooms
- Garage and Parking
- Ideal for first time buyers
- Front and Rear Garden
- Porch
- Cranbrook school catchment area
- Air Conditioning
- Council Tax Band- C
- EPC- C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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AWARDS

2023

★★★★★

GOLD WINNER

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