



Peter
Buswell
Independent Family Estate Agents

Popular Residential Location In Staplehurst

£625,000

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This attractive four-bedroom detached home offers modern family living, thoughtfully designed spaces, and a sought-after location overlooking green areas.

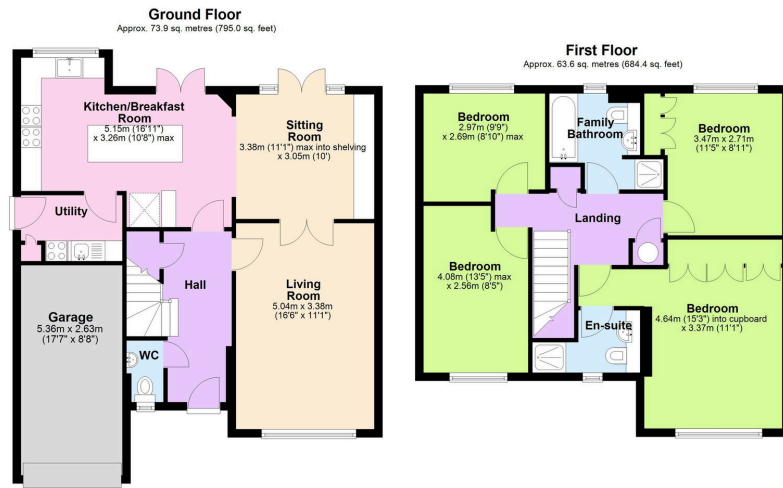
Upon entering, a spacious hallway with a downstairs WC sets the tone for the home. The inviting living room features a bay window to the front, filling the room with natural light and providing charming views of the greenery beyond. From here, double doors lead into a versatile study/playroom, which could also serve as a formal dining room. This space flows seamlessly into the impressive kitchen/breakfast room – a stylish modern addition with sleek quartz work surfaces and integrated appliances. A separate utility room, with side access, adds to the convenience.

Upstairs, the property boasts four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from its own en-suite shower room, offering a private retreat.

Externally, the west-facing walled garden provides the perfect backdrop for family gatherings, play, and entertaining, while the front of the property offers off-road parking for two vehicles in addition to the integral garage.

This is a superb opportunity to acquire a modern family home with flexible living spaces, perfectly suited to both everyday life and entertaining.





Total area: approx. 137.4 sq. metres (1479.4 sq. feet)

- FOUR BEDROOM DETACHED HOUSE
- MODERN KITCHEN/ BREAKFAST ROOM
- WALKING DISTANCE TO MAINLINE TRAIN STATION
- INTERGRAL GARAGE & PARKING
- PRINCIPLE BEDROOM WITH ENSUITE
- WEST FACING WALLED REAR GARDEN
- LIGHT AND SPACIOUS ACCOMMODATION
- CRANBROOK/TONBRIDGE SCHOOL CATCHMENT
- EPC RATING D
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		