

Bathurst Road, Staplehurst, Tonbridge, TN12 0LL
Guide Price £375,000

Page & Wells

Issuing Office: LOOSE
Tel: 01622 746273

£375,000 - £400,000EXTENSIVELY RENOVATED & MOVE-IN READY – New roof, windows, bathroom and much more. Superb Staplehurst location within walking distance of the station, primary school, doctors, Post Office and Sainsbury's. Direct trains to London Charing Cross in around 50 minutes. Cranbrook School catchment. NO FORWARD CHAIN.
A superb opportunity to purchase a genuinely move-in-ready three-bedroom home in an exceptionally convenient Staplehurst location, within walking distance of the mainline railway station, primary school, doctors' surgery, Post Office, Sainsbury's supermarket and village amenities.
For commuters, Staplehurst station provides direct services to London Charing Cross in around 50 minutes, while families will appreciate the property's location within the Cranbrook School catchment area.
The current owners have undertaken an extensive programme of improvement, including many of the costly jobs that buyers often need to budget for after moving into a property. Works include a new roof and guttering, new double-glazed windows, new front door, new garage roof and garage doors, together with a new downstairs WC and stylish new family bathroom featuring contemporary wood-effect tiling and a Mira digitally controlled power shower.
The boiler has been professionally serviced and benefits from Wi-Fi heating controls, while the property's gas and electrical installations have also been professionally inspected and certified.
Extending to approximately 1,164 sq ft (108 sq m), the house offers excellent family accommodation with a generous living room and an impressive open-plan kitchen/dining area overlooking the rear garden.
Outside, considerable attention has also been given to creating an enjoyable family space. A large newly installed deck provides an excellent outdoor entertaining and dining area, with lawn and newly planted trees beyond.
With the major improvement works already completed this an ideal turn key home that can be enjoyed from day one.







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GROUND FLOOR

Entrance Hall

Downstairs WC

Living Room 16'11" x 14'6" (5.16m x 4.44m)

Kitchen/Dining Room 20'3" x 9'2" (6.19m x 2.80m)

FIRST FLOOR

Bedroom 1 11'9" x 11'6" (3.59m x 3.51m)

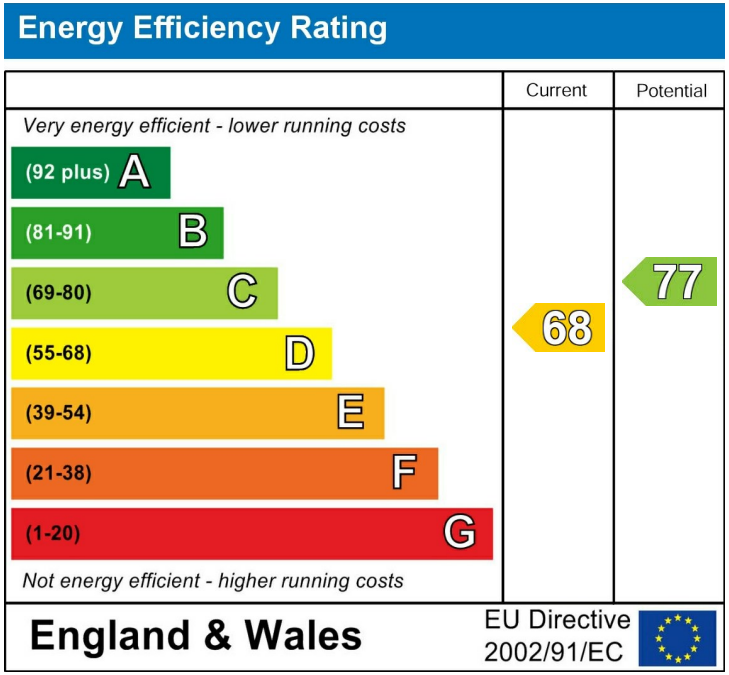
Bedroom 2 12'9" x 9'3" (3.90m x 2.83m)

Bedroom 3 8'6" x 8'5" (2.60m x 2.57m)

Bathroom

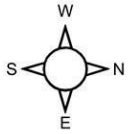
EXTERNALLY

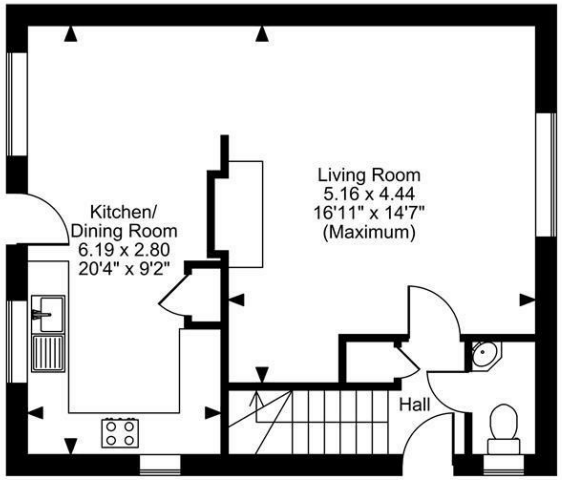
Garage 21'2" x 9'6" (6.47m x 2.91m)



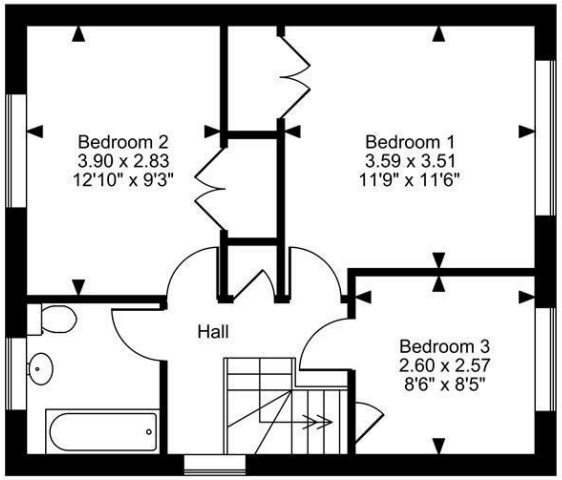
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Bathurst Road, Staplehurst, Tonbridge
Approximate Gross Internal Area
Main House = 961 Sq Ft/89 Sq M
Garage = 203 Sq Ft/19 Sq M
Total = 1164 Sq Ft/108 Sq M

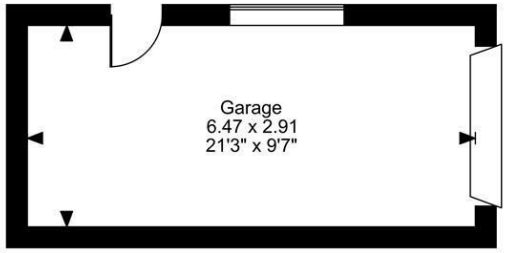




Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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