



41 Iden Crescent, Staplehurst, Tonbridge, TN12 0NX.

Guide Price £400,000

Jack Charles  
Estate Agents

Sales & Lettings

- Three / Four Bedrooms
- Flexible third bedroom/study
- Bedroom one, ensuite, wardrobes
- Bright living room with wood stove
- Ensuite shower room
- Front garden, parking for three
- Separate dining room / fourth bedroom
- Fitted kitchen, integrated appliances
- Rear courtyard, shed, garage

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to offer this well presented and versatile three bedroom home, arranged over two floors and benefitting from generous parking and a garage.

The property opens into an entrance hallway leading to a spacious inner hall with window to the front and understairs cupboard. The living room is a bright front facing space with fitted carpeting and inset wood burning stove, while a separate dining room overlooks the rear. A third bedroom or study to the front provides flexible accommodation.

The main shower room is fitted with a shower cubicle, hand wash basin and WC, finished with tiled walls, chrome heated towel rail and spotlights.

The kitchen is fitted with a range of cream base and eye level units incorporating a 1½ bowl sink unit, ceramic hob with extractor hood over and fitted cooker. Integrated appliances include a washing machine, fridge and Bosch dishwasher. A rear window and door provide direct access to the garden.

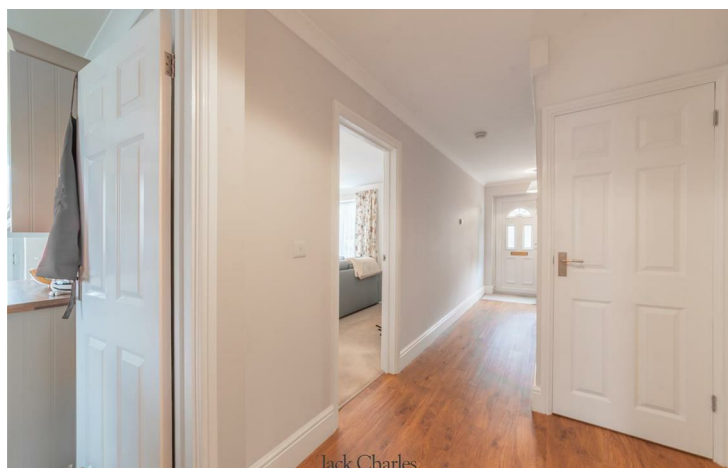
To the first floor, the landing offers useful storage. Bedroom one enjoys built in wardrobes and an ensuite shower room, while bedroom two features a Velux window, built in wardrobe and eaves storage.

Externally, there is a front garden with driveway parking for at least three cars and access to the garage. Side access leads to a rear courtyard style garden with shed. The garage has light and power.

## Location

Staplehurst is a thriving village within the Maidstone borough, offering a strong sense of community alongside everyday amenities including local shops, pubs, schooling and a mainline railway station with regular services into London. The A229 provides convenient road access to Maidstone and the wider Kent area.

Surrounded by attractive Wealden countryside, the village appeals to families and professionals alike, with a mix of character homes and modern developments. Staplehurst represents an ideal balance of rural living and connectivity, making it one of the most desirable village settings in the area.



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