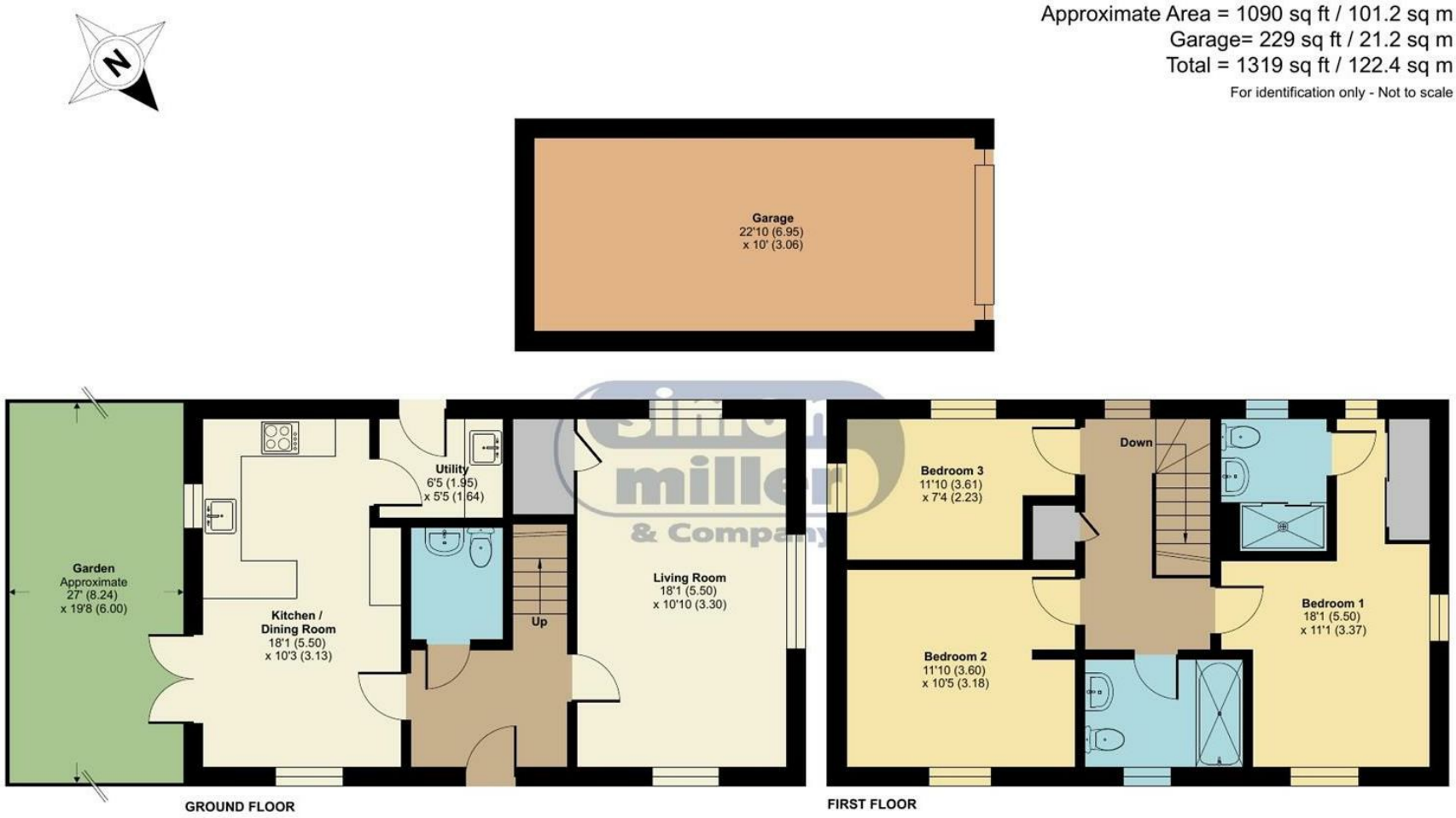


38 Tyler Road, Tonbridge, TN12 0GY

Guide Price £425,000
EPC RATING: B

Tyler Road, Staplehurst, Tonbridge, TN12

Approximate Area = 1090 sq ft / 101.2 sq m
Garage= 229 sq ft / 21.2 sq m
Total = 1319 sq ft / 122.4 sq m
For identification only - Not to scale



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: 1435305

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Located in this popular, modern development is this double fronted, detached family home, which benefits from the remainder of its NHBC guarantee. You enter a generous hallway with downstairs cloakroom, with the triple aspect lounge to your right and to your left, the quality fitted kitchen/dining room with built in breakfast bar and patio doors to the garden, with a door the utility room beside. Upstairs, the landing leads to the three good sized bedrooms, the main with en en-suite shower room with a three piece shower room servicing the remaining two bedrooms.
Outside, the property offers block paved driveway with parking for two cars in tandem, leading to the detached garage and a path to the front door, overlooking a grassed area. The rear garden is mainly laid to lawn with paved patio areas and gated access to the garage and driveway.

The location is great for commuters with Staplehurst train station within easy reach, offering regular services direct into central London and also into Ashford. There are a number of amenities within walking distance, including post office, Sainsburys supermarket and a well regarded primary school, with the County town of Maidstone approximately 9 miles away providing a greater range of both shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band **F**
EPC Report **B**




• GUIDE PRICE £425,000 - £450,00 • Double Fronted Detached Family Home • Triple Aspect Lounge • Kitchen/Dining Room with Utility Room • Downstairs Cloakroom, En-Suite Shower and Family Bathroom • Popular Modern Development • Enclosed Rear Gardens • Detached Garage and Drive for Two Cars • NHBC Remaining • Close to Staplehurst Village and Train Station

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.

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