

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. REF: 1166482



Iden Crescent, Staplehurst, Tonbridge, TN12
 Approximate Area = 962 sq ft / 89.3 sq m
 Garage = 159 sq ft / 14.7 sq m
 Outbuilding = 132 sq ft / 12.2 sq m
 Total = 1253 sq ft / 116.2 sq m
 For identification only - Not to scale

20 Iden Crescent, Tonbridge, TN12 0NU

**Price Guide £400,000
 EPC RATING: D**





GUIDE PRICE £400,000 - £450,000

Located in this quiet residential road within walking distance of the centre of the village is this deceptive, semi-detached three bedroom bungalow. Offered chain free, the property offers a spacious lounge with doors leading onto a large conservatory addition overlooking the garden, good sized kitchen and a modern shower room serving the three bedrooms, with double glazing and gas central heating throughout.

Outside, the property offers ample parking to the front, with a block paved drive with gravel bed beside leading to the detached, single garage. To the rear, the generous, mature gardens offer large paved patio and lawned areas, with mature flower and shrub beds to all sides.

Iden Crescent is within close walking distance of local shopping facilities and popular pubs as well as a well regarded primary school. The property is also within easy reach of the mainline train station and Sainsbury's Supermarket, with the County Town of Maidstone approximately 9 miles distant, with its wide range of shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



• GUIDE PRICE £400,000 - £450,000 • Semi Detached Bungalow • Spacious Lounge • Large Conservatory Addition • Three Bedrooms • Shower Room • Modern Gas Central Heating • Large Mature Gardens • Detached Garage • Quiet Residential Crescent

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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