



Approximate Area = 794 sq ft / 73.7 sq m  
For identification only - Not to scale

North Down, Staplehurst, Tonbridge, TN12

23 North Down, Tonbridge, TN12 0PG

Asking Price £375,000  
EPC RATING: C







Located on this generous corner plot is this well presented semi detached family home. With open plan lounge/dining room and kitchen (in need of some updating), upstairs there are three bedrooms and a modern three piece family bathroom. With the benefit of gas central heating and double glazing throughout, the property also offers parking for two cars to the front and a single garage en-bloc.

Outside, there is a large rear garden with generous paved patio area and lawn to the rear with flower beds. The garden extends to the side of the property and offers a wealth of potential to extend (subject to planning permission).

This is a quiet residential road, within walking distance of local shopping facilities as well as a well regarded primary school. The property is also within easy reach of Sainsbury's Supermarket and for the commuter, a mainline train station offering regular services into London Charing Cross. The county town of Maidstone is approximately 9 miles distant, with its wider range of shopping, leisure and transport facilities.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band D**  
**EPC Report C**



• Semi Detached Family Home • Corner Plot Offering Further Potential (STPP) • Three Bedrooms • Open Plan Lounge/Dining Room • Modern Three Piece Bathroom Suite • Gas Central Heating and Double Glazing Throughout • Off Street Parking • Walking Distance of Village Centre

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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