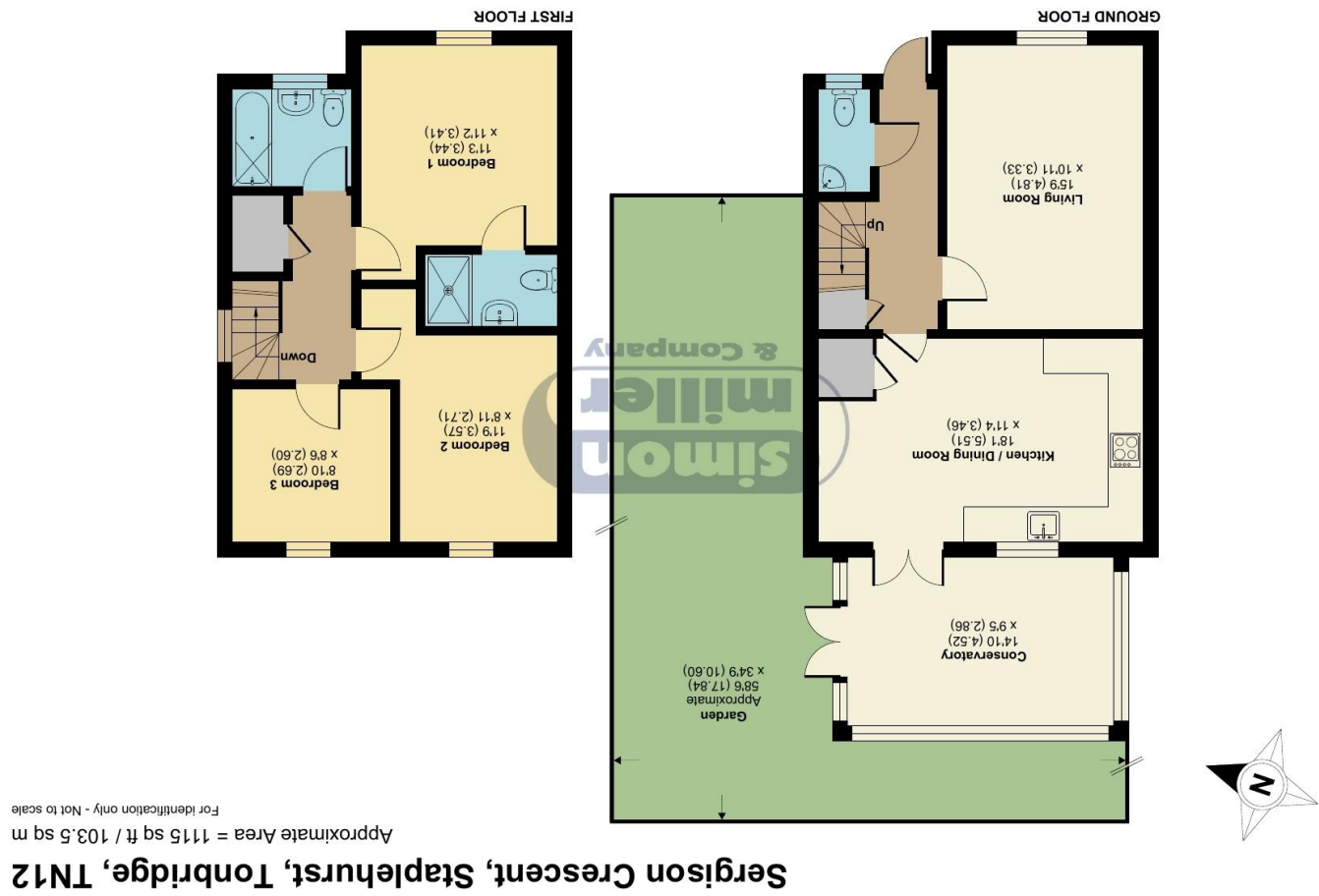


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1344265



GUIDE PRICE: £425,000-£450,000
15 Sergison Crescent, Staplehurst, Tonbridge, Kent, TN12 0FP
EPC RATING: B





Located on this popular, modern development and presented in exceptional condition throughout is this spacious, three bedroom semi detached home, which benefits from the remainder of its NHBC guarantee. Downstairs with lounge, kitchen/dining room, cloakroom and large conservatory to the rear. Upstairs, the property offers three bedrooms, one currently used as a dressing room, with en-suite shower room and a separate family bathroom.

Outside, the property offers block paved driveway with parking for two cars, paved path to front door and lawned area beside, with gated access leading to the rear garden. With gravel seating area, paved terraced beside and timber shed, the garden is mainly laid to lawn with shrub beds to the rear and backs onto greenspace beyond.

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 wider range of both shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band: D
EPC Report: B
Broadband: Full



- VERY WELL PRESENTED THROUGHOUT
- MODERN SEMI DETACHED HOME
- THREE BEDROOMS

- EN-SUITE AND FAMILY BATHROOMS
- LOUNGE AND KITCHEN/DINING ROOM
- BEAUTIFUL CONSERVATORY ADDITION

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

JB1360 200825HE

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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