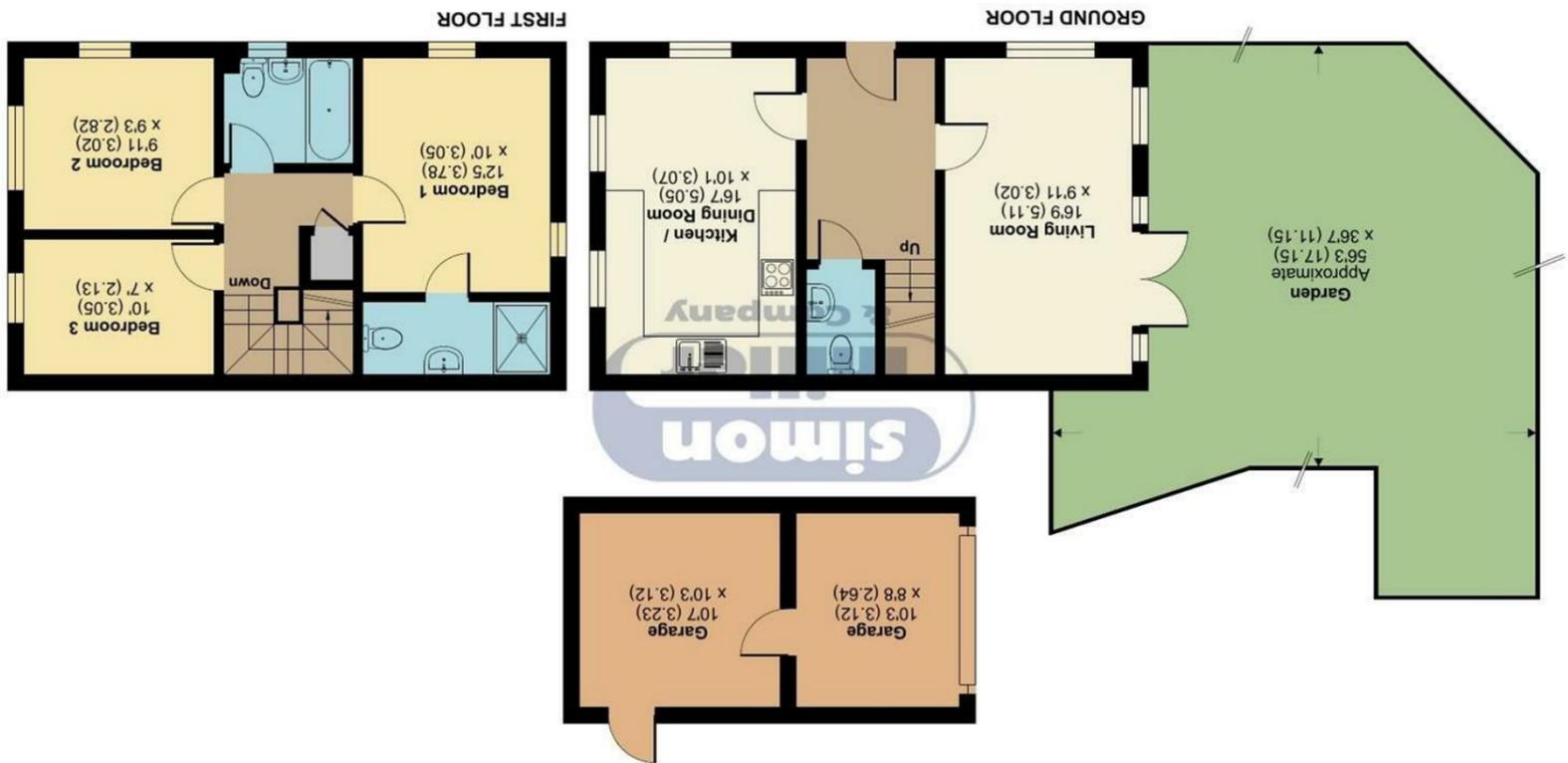


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2022. REF: 931369



The Bartons, Staplehurst, Tonbridge, TN12
 Approximate Area = 1138 sq ft / 106 sq m (includes garage)
 For identification only - Not to scale



4 The Bartons, Tonbridge, TN12 0EF

Guide Price £450,000
EPC RATING: D





Situated in the popular area of The Bartons, Staplehurst, Tonbridge, this beautifully presented three-bedroom detached family home offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a spacious reception room that provides an inviting atmosphere.

The heart of the home is undoubtedly the full fitted kitchen/diner, which provides a delightful space for family meals. The property also features a convenient downstairs WC, ensuring practicality for everyday living. The master bedroom benefits from an en-suite bathroom.

In addition to the well-appointed bedrooms, the house includes a garage that has been partially converted into a utility room, providing extra space for laundry and storage. Off-street parking is available for two cars, making it easy for you and your guests to come and go.

Situated in a popular location, this home is close to local amenities, ensuring that you have everything you need within easy reach. Families will appreciate the proximity to a well-regarded primary school, making this property an ideal choice for those with children.

This delightful detached house is not just a home; it is a lifestyle choice that combines modern living with the charm of a friendly community. Do not miss the opportunity to make this wonderful property your own.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



- GUIDE PRICE £450,000 - £475,000 • Fully Fitted Kitchen/Diner • Downstairs WC • En-Suite To Bedroom One & Family Bathroom • Garage Part Converted for Utility Room • Off Street Parking for Two Cars • South Facing Rear Garden • Close to Popular Primary School • Popular Location Close To Local Amenities • Beautifully Presented Three Bedroom Detached Family Home

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK