



Bell Lane, Staplehurst, Tonbridge, TN12
Approximate Area = 1442 sq ft / 133.9 sq m
For identification only - Not to scale

5 Bell Lane, Staplehurst, Kent, TN12 0BA

ASKING PRICE: £415,000
EPC RATING: C





Located a short distance from the High Street, convenient for local shopping, is this deceptive, very well presented extended family home. With a modern kitchen/breakfast room to the front, a square archway from here leads to the spacious living room, with doors from here to the beautiful southerly facing rear gardens. Upstairs, the property offers three bedrooms and a three piece family bathroom. The property also benefits from a large side extension, providing additional living space, currently used as dining and family room, with cloakroom and utility area. However, with own private entrance to the side, this would be an ideal one bedroom annexe for someone looking for additional living space for a relative. Outside, there is off street parking for one car, with gravel bed beside and dwarf wall to the front and to the rear, the beautiful 40' south facing gardens offer timber decked area, lawn with mature flower and shrub beds and timber shed beside.

The property is located in this quiet residential road, within 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. The county town of Maidstone is approximately 9 miles away, with its wider range of shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band: D
EPC Report C
Broadband: Standard & Superfast



- EXTENDED SEMI DETACHED HOME WITH ANNEXE BESIDE
- THREE BEDROOMS & BATHROOM TO THE MAIN HOUSE
- ONE BEDROOM ANNEXE BESIDE

- VERY WELL PRESENTED THROUGHOUT
- OFF STREET PARKING
- SOUTH FACING GARDENS

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

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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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