

3 Thatcher Road, Staplehurst, Tonbridge, TN12 0ND.

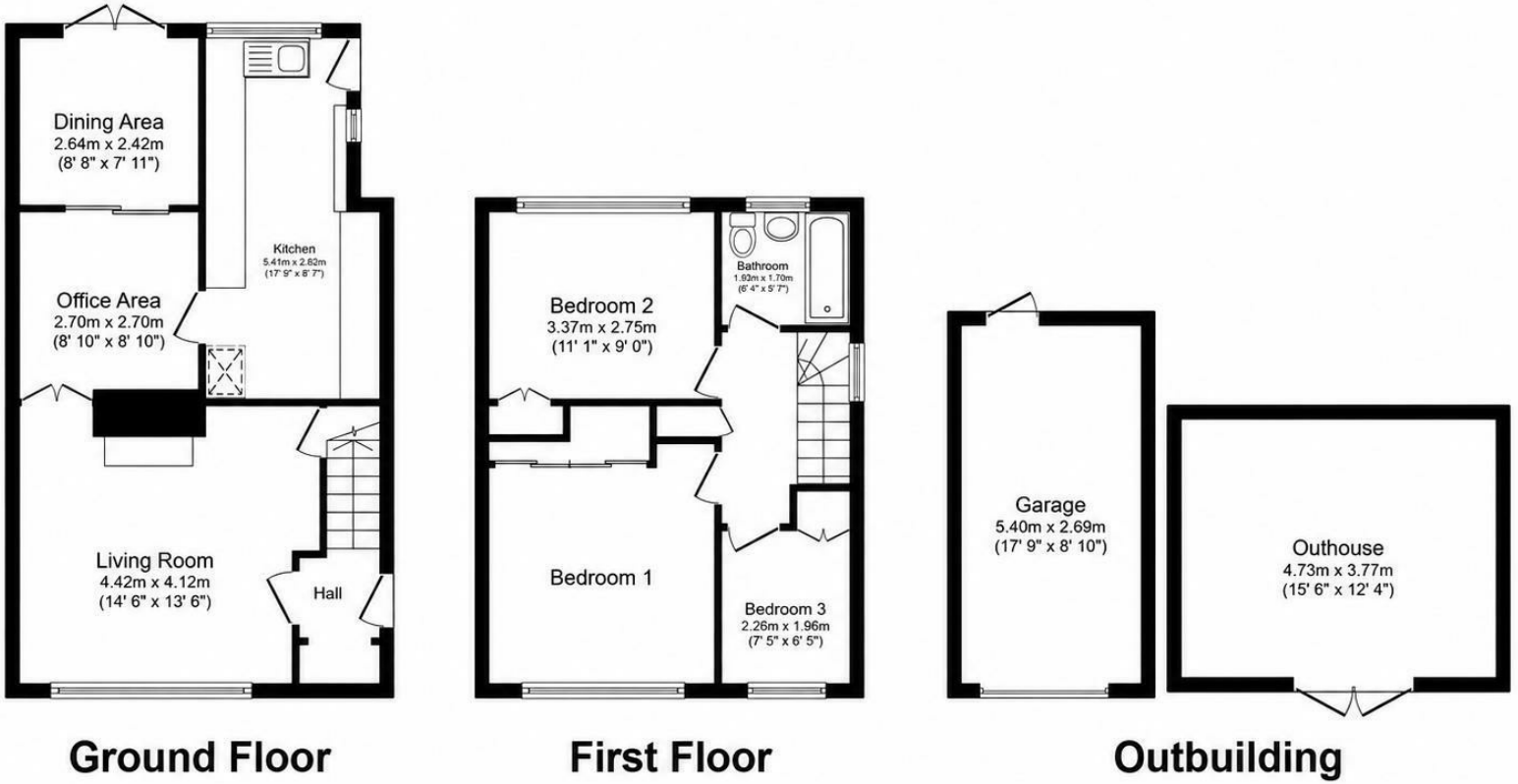
Guide Price £425,000 - £450,000

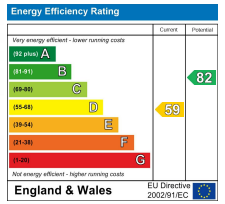
Jack Charles
Estate Agents

Sales & Lettings

- Semi detached house
- Three bedrooms
- Single-storey rear extension
- Three versatile reception areas
- Home office / dining area
- Generous living room
- Air conditioning
- Excellent potential to extend further STPP
- Large Garden, garage & parking
- Guide Price £425,000 - £450,000

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.




Total floor area 103.3 sq.m. (1,112 sq.ft.) approx

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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and extended three-bedroom semi-detached family home, situated in the popular village of Staplehurst.

The property offers approximately 1,112 sq ft of versatile and well-proportioned accommodation and is ideally suited to a growing family as well as those looking for plenty of space for entertaining or working from home.

You enter the property into a hallway with stairs rising to the first floor and access into the generous front living room. This is a lovely bright reception room which flows through double doors into a further reception area, currently being used by the owners as a home office, although this could equally work well as a dining room or playroom.

From here, the accommodation branches off into the fitted kitchen and continues through into the extended dining/family area at the rear. This creates another excellent reception space and enjoys direct access through doors onto the garden and patio, making it particularly well suited to family life and entertaining.

Upstairs, the property offers three nicely proportioned bedrooms together with a family bathroom with shower facility.

Outside, the property benefits from a front garden with off-road parking together with a garage measuring approximately 17'9" x 8'10".

The enclosed rear garden provides a patio and garden area together with a substantial detached outbuilding/workshop measuring approximately 15'6" x 12'4". This is a particularly useful additional space and could be ideal as a workshop, home office, gym or hobby room.

The property also offers tremendous potential to extend further to the side and rear, subject of course to the necessary planning permissions and consents.

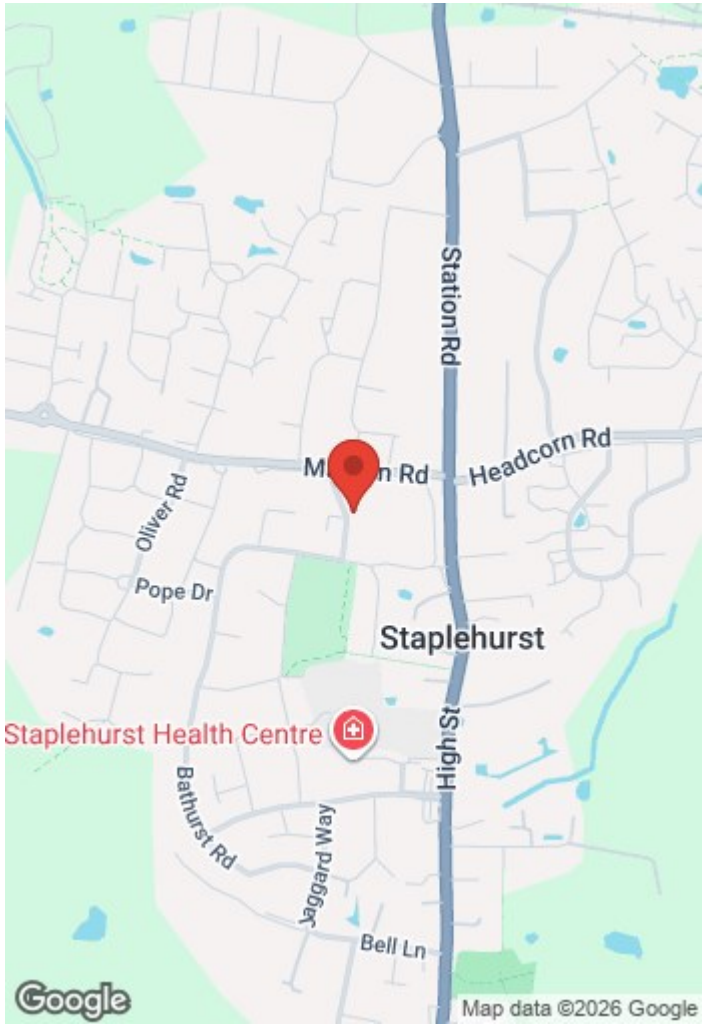
Further improvements include a new boiler installed in January together with air conditioning, with selected air-conditioning equipment being included within the sale.

Overall, this is a really versatile family home offering plenty of existing accommodation, excellent outside space and considerable potential for further enlargement.

## Location

Staplehurst is a thriving village within the Maidstone borough, offering a strong sense of community alongside everyday amenities including local shops, pubs, schooling and a mainline railway station with regular services into London. The A229 provides convenient road access to Maidstone and the wider Kent area.

Surrounded by attractive Wealden countryside, the village appeals to families and professionals alike, with a mix of character homes and modern developments. Staplehurst represents an ideal balance of rural living and connectivity, making it one of the most desirable village settings in the area.























# Jack Charles

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