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4 Poyntell Road, Staplehurst, Tonbridge, Kent. TN12 0SA.

£415,000 Freehold

Property Summary

"I believe this home will be perfect for a growing family especially within the close proximity to Staplehurst village and all it has to offer." - Sam Newman, Senior Sales Executive.

We are delighted to present to the market this well presented three bedroom detached family home located in the popular village of Staplehurst.

The current owners have lived at the property for over forty years and have vastly improved the house with both front and rear extensions.

When entering the property you arrive into a lobby area that leads into the large open plan lounge and dining area, which runs from front to back allowing plenty of natural light. Separate to the lounge there is a useful utility/cloakroom and the large kitchen which is well appointed and has a generous breakfast area.

On the first floor there are three good sized bedrooms and large family bathroom.

Externally the rear garden is pleasantly landscaped and bordered with a patio area leading from both the kitchen and dining room to enjoy the afternoon sun. There is side access and gate leading to the front of the house. There is a large driveway for several vehicles and access to the garage, which has been shortened to create a storage area.

This home is located on the outskirts of Staplehurst village, which has a range of local amenities, public house, supermarket, primary school and mainline station providing commuter access to London Charing Cross. The property also falls within the sought after Cranbrook School Catchment Area.

An internal viewing comes most recommended to fully appreciate everything this home has to offer.

Features

- Three Bedroom Detached House
- Well Presented Throughout
- Large Driveway
- EPC Rating: D
- Large Extended Kitchen
- Popular Staplehurst Location
- Useful Utility Cloakroom
- Council Tax Band D

Ground Floor

Front Door Leading To

Lobby

UPVC door with obscured glass. Wall mounted electric heater. Cupboard. Laminate flooring.

Lounge

21' 10" x 16' 3" (6.65m x 4.95m) Double glazed UPVC window to front. Electric feature fireplace. Radiator. BT & TV point. Laminate flooring. Cupboard understairs.

Dining Area

9' 11" x 9' 11" (3.02m x 3.02m) Double glazed patio door to rear garden. Radiator. Fitted carpet. Double doors into

Kitchen

22' 4" x 8' 8" (6.81m x 2.64m) UPVC double glazed window to rear and side with UPVC door onto garden. Range of base and wall units. Gas hob. Electric oven with stainless steel splash back and extractor with light. Integrated microwave. One and a half bowl sink unit. Space for dishwasher. Localised tiling. Two radiators. Vinyl flooring.

Utility Room/Cloakroom

Double glazed UPVC window to side. Pedestal sink and low level WC. Tiled floor. Localised tiling to sink and space for washing machine. Cupboard housing Worcester combination boiler.

First Floor

Landing

Fitted carpet. Loft access with ladder and light. Radiator on stairs.

Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m) UPVC double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes. TV point.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m) UPVC double glazed window to rear. Radiator to rear. Laminate flooring.

Bedroom Three

UPVC double glazed window to front. Radiator. Fitted carpet.

Bathroom

UPVC double glazed obscured window to front. Modern white suite comprising of low level WC, two round feature sinks with storage underneath, rectangular bath and separate shower. Fully tiled walls Chrome heated towel rail. Vinyl flooring. Recess lighting.

Exterior

Front Garden

Hedges to the borders. Decorative pebbled area. Side pedestrian access.

Driveway

Space for several vehicles.

Rear Garden

Mainly laid to lawn. Patio area with raised brick border. Landscaped side borders. Mainly laid to lawn. Access to the front of property. Water tap. Side pedestrian access.

Garage/Storage

Up and over door. Power and light.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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