



# Lambert & Foster



## 133 BATHURST ROAD

STAPLEHURST | KENT | TN12 0NL

*A well presented mid terrace house providing three bedroom accommodation including sitting room and fitted kitchen/dining room with pleasant outlook across the approximately 65 ft rear garden with garage en bloc beyond, all positioned at the end of a no through road. Convenient distance to the Surrenden playing field and a level walk to the mainline station. Cranbrook School catchment area.*

Guide Price £319,500

FREEHOLD



## 133 BATHURST ROAD

STAPLEHURST | KENT | TN12 0NL

133 Bathurst Road is a well presented mid terrace house providing well proportioned accommodation all situated within the village position at the end of a no through road with a level walk to the mainline station. Features include the sitting room with an ornamental fireplace with fitted shelving. The kitchen/dining room is fitted with some integrated appliances including four burner gas hob, electric oven and filter hood over, space and plumbing for washing machine integrated dishwasher, fridge/freezer, two seater breakfast bar, all enjoying a pleasant outlook across the rear garden. Arranged over the first floor are three bedrooms incorporating two double rooms and one single room, bedrooms one and two have built-in wardrobes. The bathroom has been recently updated fitted with a modern white suite including panelled bath with integrated shower, tile surround and folding shower screen.

Outside to the front is an area of lawn garden with concrete pathway leading up to the front door. The rear garden extends to approximately 65 feet laid predominantly to lawn with established shrubbery border and a pear tree. A split level decked area complements the rear of the house with timber planters. A wooden gate provides access to the garage en block (positioned almost directly opposite the gate with a blue up and over door).



- Total floor area approximately 526 sq ft / 76.7 sq m
- Entrance hall
- Sitting room
- Fitted kitchen/dining room
- First floor landing
- Three bedrooms (two double rooms and one single room)
- Bathroom
- Gas-fired central heating
- UPVC double glazing
- Front and rear garden approximately 65 ft
- Garage en bloc
- Central village location

## DIRECTIONS

From the traffic lighted crossroads in the centre of the village, take the Marden Road and proceed in the direction of Marden, taking the second turning on the left into Thatcher Road and continue to the end of this road, at the T junction turn left into Bathurst Road where upon 133 will be found shortly on the left-hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating

**Local authority:** Maidstone Borough Council

[www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**Council tax:** Band C **EPC:** C

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

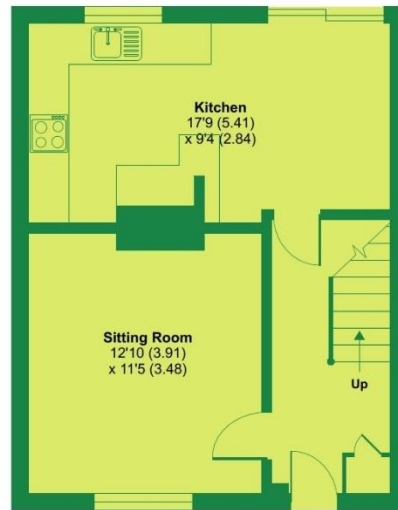
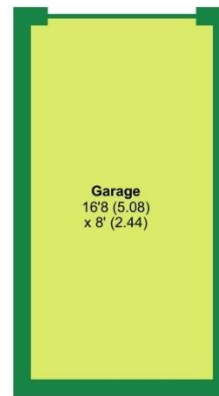
### 133 Bathurst Road, Staplehurst, Tonbridge, TN12

Approximate Area = 826 sq ft / 76.7 sq m

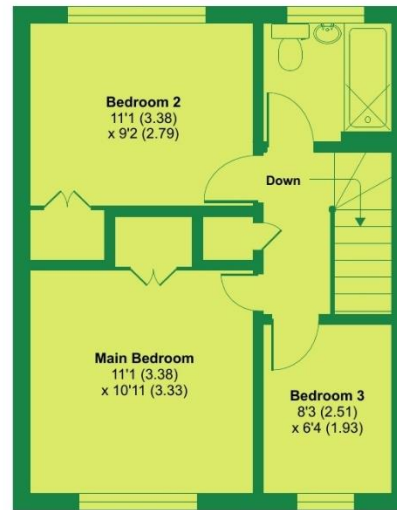
Garage = 157 sq ft / 14.6 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2022. Produced for Lambert and Foster Ltd. REF: 850562

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