

# Lambert & Foster



## 36 NORTH DOWN

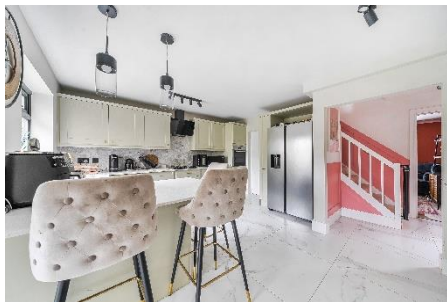
STAPLEHURST | KENT | TN12 0PQ

*Set in a popular no through road is this extended three bedroom semi detached house providing 1,123 sq ft of living accommodation and featuring a stylish open plan kitchen/dining/family room and separate living room, complemented by a recently landscaped south facing rear garden, off road parking for multiple vehicles and single garage (142 sq ft), all occupying a central village location within close proximity to amenities and mainline train station. Cranbrook School catchment area.*

Guide Price £410,000

FREEHOLD





## 36 NORTH DOWN

STAPLEHURST, KENT, TN12 0PQ

36 North Down is an extended, semi detached family house, presenting brick elevations, beneath a pitched tiled roof with dormers. The 1,123 sq ft accommodation is arranged over three floors.

To the ground floor, modern open plan kitchen/dining/family room with integrated appliances, breakfast bar and tiled flooring, separate sitting room with feature fireplace and cloakroom w.c. To the first floor, main 15'10 bedroom with front aspect, a further two bedrooms both with rear aspect and a contemporary family bathroom. To the second floor, a bonus 15'8 loft room which can be accessed from a fitted ladder on the first floor landing.

Outside, a sizeable tarmac driveway providing parking for multiple vehicles and access to a single garage. The recently landscaped south facing rear garden is a particular feature, mainly laid to patio and lawn areas with pergola.

Staplehurst offers a range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.





- Semi detached family house
- Three bedrooms & bonus loft room
- Open plan kitchen/dining/family room
- Sitting room with feature fireplace
- Cloakroom

- South facing landscaped garden
- Off road parking & single garage
- Popular no through road
- Proximity to amenities and Staplehurst MLS
- Cranbrook School catchment area

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** shelters.thumb.redeeming

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas fired central heating

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

**COUNCIL TAX:** Band D **EPC:** D (67)

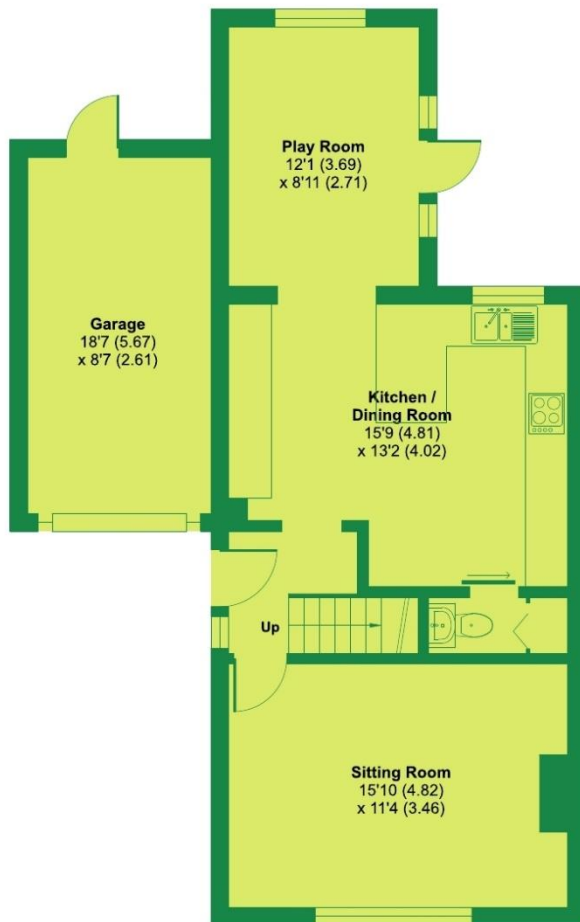
#### **BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

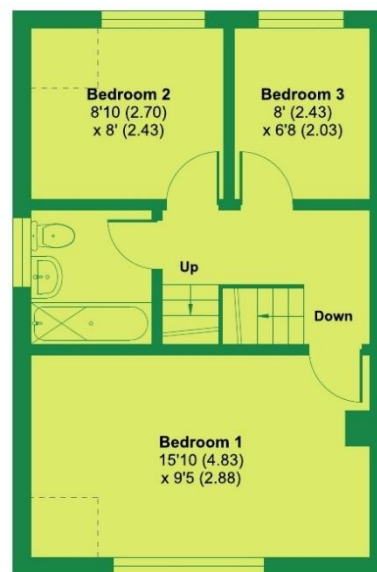
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## 36 North Down, Staplehurst, Tonbridge, TN12

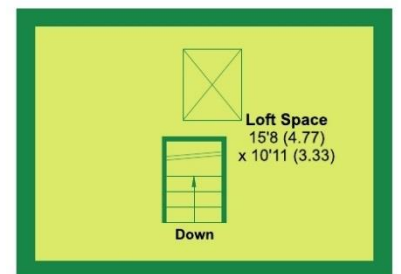
Approximate Area = 1106 sq ft / 102.7 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 1265 sq ft / 117.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1355951

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 Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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