



**Peter**  
**Buswell**  
Independent Family Estate Agents

**Ideally Located to Staplehurst Shops & Schools**

**£300,000**

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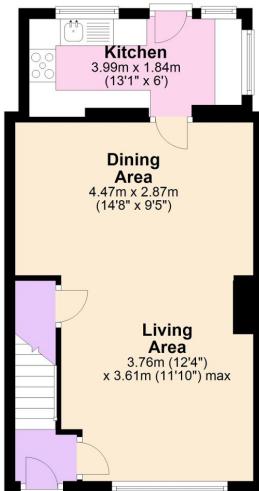


## Description

Guide Price £300,000 to £310,000 - A beautifully presented two bedroom house with accommodation that offers a generous living room/diner with a modern fitted kitchen. Two bedrooms and modern bathroom upstairs. A private garden to the rear and a single garage. A paved driveway to the front of the property offers parking for two vehicles. CSCA



**Ground Floor**  
Approx. 37.8 sq. metres (406.9 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 68.6 sq. metres (737.9 sq. feet)

- GUIDE PRICE £300,000 TO £310,000
- A WELL PRESENTED TWO BEDROOM HOUSE
- OFF ROAD PARKING FOR TWO CARS IN ADDITION TO A SINGLE GARAGE
- MODERN FITTED KITCHEN
- GENEROUS LIVING ROOM/ DINER
- MODERN FITTED BATHROOM WITH A SPA BATH AND SHOWER
- IDEALLY LOCATED TO STAPLEHURST SCHOOL AND AMENITIES
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND C
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		