



Legg & Co
SALES AND LETTINGS

Jaggard Way |
Staplehurst | TN12

END OF TERRACE PROPERTY | TWO DOUBLE BEDROOMS | SCOPE FOR EXTENSION STPP | GARAGE | POTENTIAL FOR DRIVEWAY |

NO FORWARD CHAIN

Guide Price £300,000 - £325,000 | Freehold

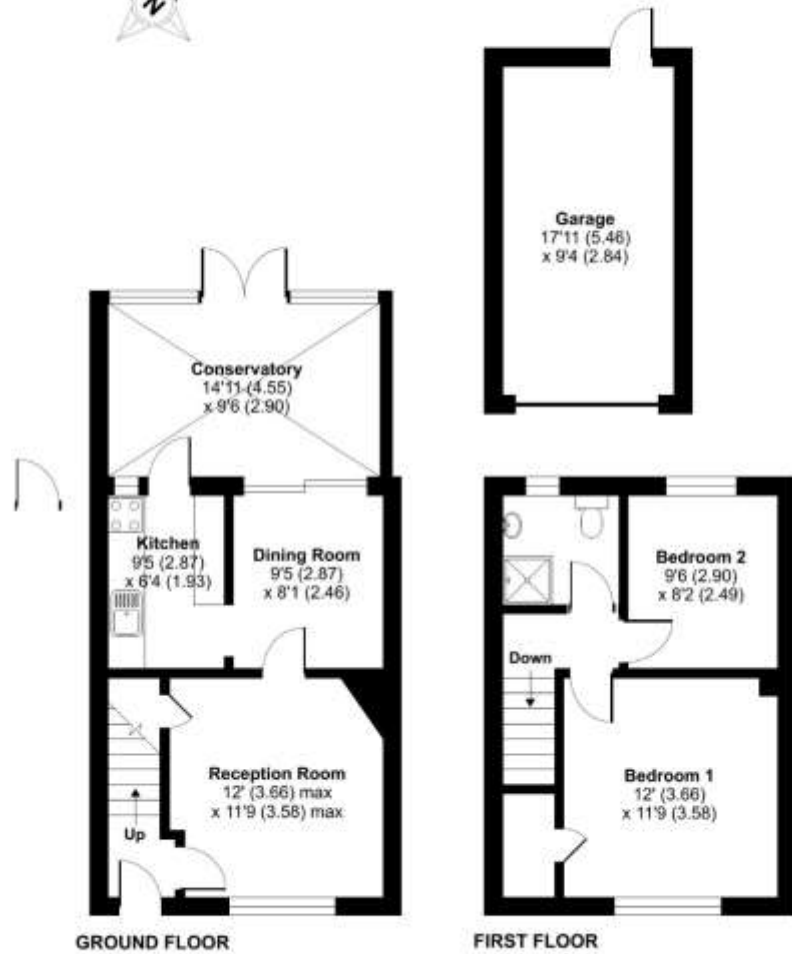
Legg & Co are delighted to offer for sale this two bedroom end of terrace property located in a sought after area in the village of Staplehurst. The property is well presented throughout but could be altered or extended (STPP). Comprising: entrance with covered porch, light and airy sitting room with under stair cupboard and fireplace, dining room, fitted kitchen with space for appliances and large conservatory. To the first floor there is the Master bedroom with large cupboard over the stairs housing brand new combi boiler, further double bedroom overlooking the rear and a shower room. Outside the property has a lovely private rear garden with rear access to the garage which has potential to be converted into a home office/gym, side access to the front with ample space to convert to a driveway. Staplehurst offers a range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London within approximately an hour). 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 and is offered for sale with no forward chain.





Jaggard Way, Staplehurst, Tonbridge, TN12

Approximate Area = 815 sq ft / 75.7 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 983 sq ft / 91.3 sq m
 For identification only - Not to scale



Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © 16/10/2022. Produced by Robert Legg Property Consultants. 1467 882/88



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Legg & Co Property Limited

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.