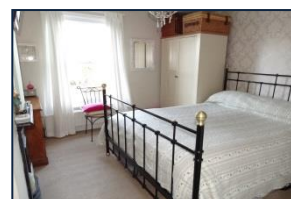
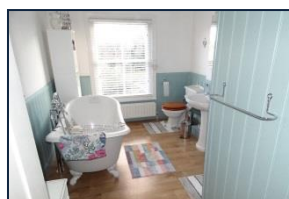


RADFORDS

ESTATE AGENTS

2 SURRENDEN COTTAGES, OFF HIGH STREET, STAPLEHURST, KENT TN12 0BJ



PRICE £299,950 FREEHOLD

**A CHARMING AND BEAUTIFULLY PRESENTED MID-TERRACE PERIOD
COTTAGE, HIDDEN AWAY IN THE HEART OF THE VILLAGE.**

**SITTING ROOM, INNER HALL, DINING ROOM, KITCHEN, UTILITY ROOM, SUN
ROOM, LANDING, TWO BEDROOMS, RE-FITTED FAMILY BATHROOM, GOOD
SIZED FRONT GARDEN, CAR PARKING SPACE AND PRETTY COURTYARD AREA
TO THE REAR. CRANBROOK SCHOOL CATCHMENT AREA.**

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From our offices in the centre of Staplehurst, proceed past the shopping parade. The road bears slightly to the right and then to the left. Then entrance to the access lane is on the right hand side with our 'For Sale' board outside. Continue to the end and the cottage will be found, the second from the right.

DESCRIPTION

Believed to date from 1897, a charming and beautifully re-furbished period cottage. The property has many period features including original cast iron fireplaces with the benefit of full oil fired central heating. The kitchen and bathroom have been refurbished in recent years and an internal inspection is highly recommended.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, 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.

The property comprises:

Front door opening into

SITTING ROOM

11'0" x 10'10". Two sash windows to front. polished wood flooring. Open fire with ducks nest fireplace. Radiator. Shelving.



INNER HALL

Stair leading up to first floor, fitted carpeting.

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DINING ROOM

10'10" x 10'10". Sash window to sun room. Useful built in cupboard and understairs cupboard. Solid fuel AGA.



UTILITY ROOM

7'3" x 5'10". Window to side. Oil fired boiler. Space and plumbing for washing machine. Ceramic tiled flooring. Plumbing for dishwasher.



KITCHEN

8'6" x 7'4". Window and door to sun room. Fitted with ceramic 1 ½ bowl sink with mixer taps and ceramic drainer fitted into worktop area. Range of cupboards under. Further worktop area housing Smeg oven and Neff induction hob with hood lights above. Ceramic tiled flooring. Large walk-in larder.



SUN ROOM

9'2" x 5'0". Wood stripped flooring. Double doors opening on to rear garden.



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FIRST FLOOR LANDING

Access to loft area. Original duck's nest fireplace. Fitted carpeting. Airing cupboard with hot water cylinder.



BEDROOM 1

11'6" x 11'0". Sash window to front. Original duck's nest fireplace. Fitted carpeting. Radiator. Single cupboard.



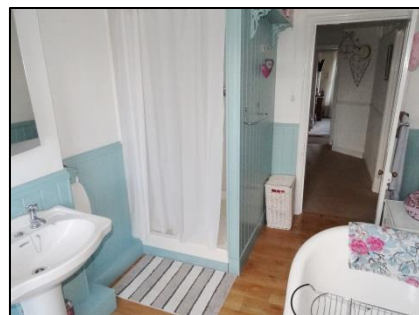
BEDROOM 2

11'4" x 5'10". Sash window to rear. Radiator. Fitted carpeting. Cupboard. Original duck's nest fireplace.



FAMILY BATHROOM

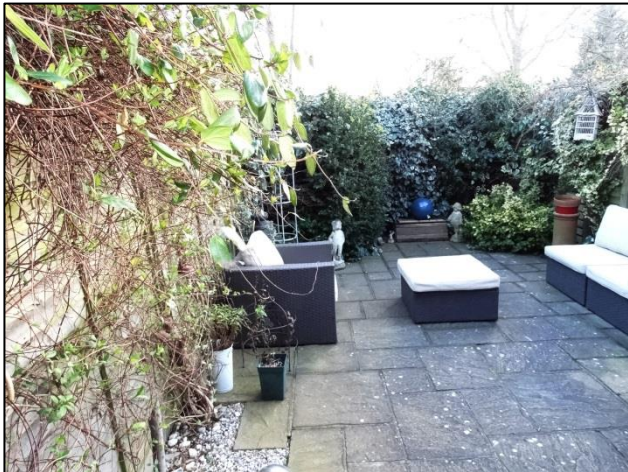
Refitted with traditional Victorian style ball and claw feet bath with mixer taps. Hand wash basin. WC suite. Large walk-in shower cubicle. Radiator. Wood laminate flooring. Window to rear with Venetian blind.



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OUTSIDE

The property is approached over a private lane with a gravelled driveway. There is off road parking for approximately 2-3 cars. Oil tank. Front garden and is laid mainly to lawn with a gravelled seating area by the door. The rear garden is a secluded, paved courtyard area, fully fenced with some established shrubs.



MONEY LAUNDERING REGULATIONS

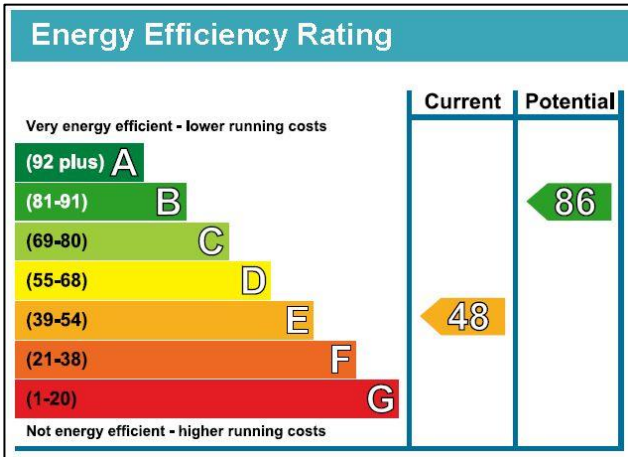
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE RATING



FLOOR PLANS

To follow