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ESTATE AGENTS

Village Houses



**41 BUTCHER CLOSE
STAPLEHURST
KENT
TN12 0TJ**

PRICE £329,950 FREEHOLD



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41 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 0TJ

AN EXCEPTIONAL END OF TERRACE TWO BEDROOMED PROPERTY WHICH HAS BEEN RECENTLY RENOVATED AND EXTENDED, POSITIONED IN A QUIET CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF STAPLEHURST WITH ITS WIDE RANGE OF SHOPS AND AMENITIES

COMPRISING: ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, TWO DOUBLE BEDROOMS, NEWLY FITTED BATHROOM, ATTRACTIVE GARDEN WITH SUMMERHOUSE. THIS PROPERTY FALLS WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHEMENT AREA.

VIEWINGS

Strictly by appointment with the selling Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights and turn into Marden Road, take the third turning on the left into Oliver Road and second left into Pope Drive and first right into Butchers Close. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

Situated in a quiet cul-de-sac, this beautifully presented end of terrace property has been recently refurbished and extended benefiting from replacement double glazed windows throughout, a newly refitted quality kitchen and bathroom and enjoys full gas fired central heating. Occupying a corner position the property enjoys a quiet and secluded rear garden with a fabulous summerhouse/protentional office.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its 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.



The accommodation with approximate dimensions comprises: -

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ENTRANCE HALL

Approached through new front door to bright and spacious entrance hall with two double glazed side windows and access to loft area, shelving/storage unit, wood laminate flooring and panelled radiator.



LIVING ROOM

12'9" x 10'9". Comprising double glazed window to front with fitted slatted blinds, useful understairs cupboard, panelled radiator, fitted carpeting and room thermostat.

CLOAKROOM

With low level WC suite and integrated hand wash basin, fitted shelf, laminate flooring and extractor fan.



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KITCHEN/DINING ROOM

17'0" x 9'2". Including an array of chic base and eye level units with under lights, wall fitted breakfast bar unit, inset single drainer sink unit, integrated fridge/freezer, Lamona washing machine and dishwasher, Lamona oven and ceramic hob with attractor hood above, window and patio doors to rear with integrated blinds, wood laminate flooring and radiator.



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STAIRCASE

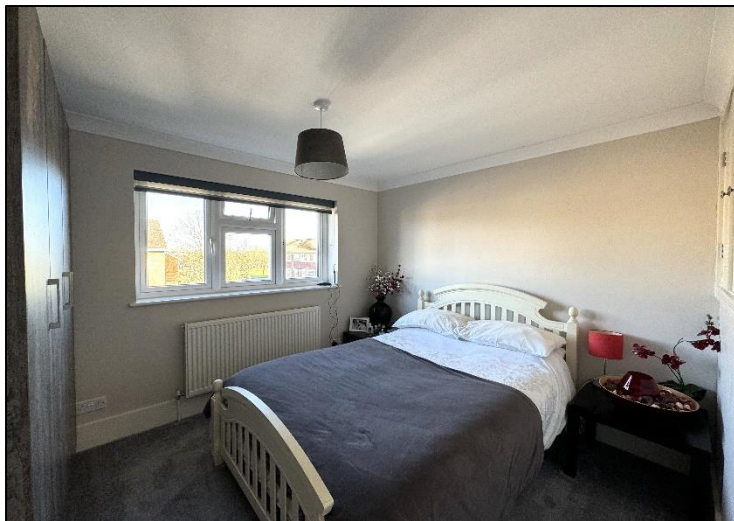
With fitted carpeting leading to:

FIRST FLOOR LANDING

Accommodating two double bedrooms and access to loft area.

BEDROOM 1

10'7" x 9'2". Bright and spacious with a range of built in wardrobes, window to rear with fitted blinds, fitted carpeting and panelled radiator.



BEDROOM 2

10'7" x 7'1". Built in wardrobe cupboards, window to front with fitted blinds, fitted carpeting and radiator.



BATHROOM

A stunning modern bathroom comprising panelled bath with shower attachment and glazed screen, hand wash basin and vanity unit, low level WC suite, heated towel radiator, wall mounted mirror, window to side and extractor fan.



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OUTSIDE

The property enjoys a tarmac frontage with adequate parking for several cars, external lighting and car charging point. The gardens are neatly fenced enclosed to the rear and include a fabulous summer house (13'8" x 7'6") which benefits from power and lighting, a large terrace area and a section of artificial lawn. There is gated access to the side.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

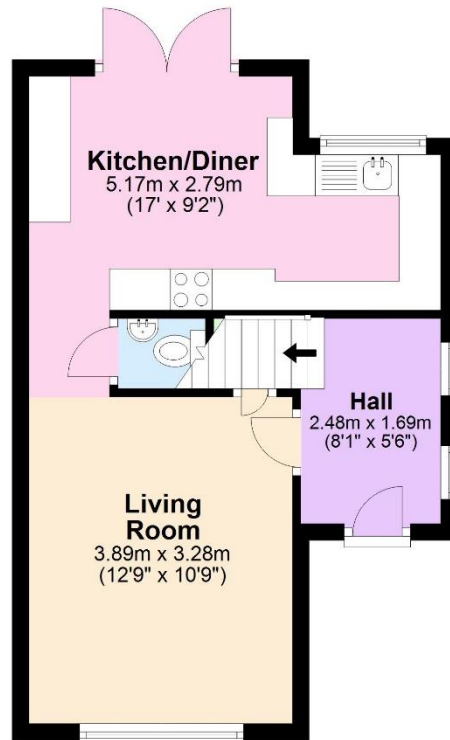
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

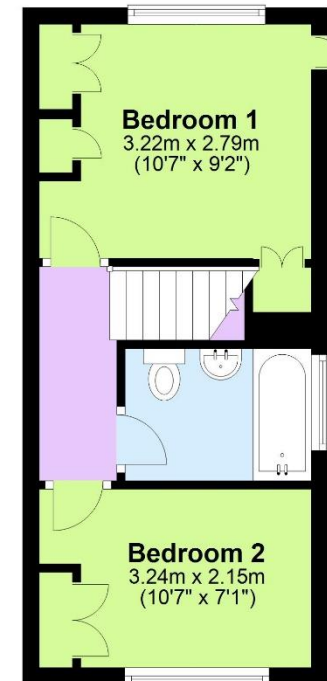
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 57.6 sq. metres (619.6 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.