

RADFORDS
ESTATE AGENTS

Village Houses



**12 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LG
OFFERS IN THE REGION OF £399,000
FREEHOLD**



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12 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LG

A UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED SEMI-DETACHED HOUSE SITUATED IN LARGER AND SECLUDED GARDENS SITUATED WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, CLOAK ROOM, LIVING ROOM, DINING ROOM, STUDY/POTENTIAL FOURTH BEDROOM, KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS, BATHROOM, TWO GARAGES, SECLUDED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From our offices in Staplehurst proceed to the shopping precinct and turn left into Offens Drive, continue to the end and turn left into Bathurst Road and the property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

A rare opportunity to acquire a spacious extended semi-detached property built in 1967 offering excellent accommodation and with the added feature is the lovely secluded rear garden lying to the rear of the property. There is the added advantage of a garage by the house and a further garage at the bottom of the garden. There is ample car parking for several cars and the property has the benefit of full gas fired central heating and replacement double glazing. The kitchen, whilst adequate would benefit from a re-fit. We thoroughly recommend an internal inspection.

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.



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The accommodation with approximate dimensions comprises: -

Replacement front door opening to:

ENTRANCE HALL

Panelled radiator and fitted carpeting. Door off to:

CLOAKROOM

With WC and washbasin and window to side.

LIVING ROOM

14'6" x 13'1". Double glazed window to front with slatted blinds, fitting carpeting, living flame gas fire fitted and tiled fireplace surround.



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DINING ROOM

8'9" x 8'8". With fitted carpeting, panelled radiator, casement doors opening through to:



STUDY/POTENTIAL BEDROOM 4

10'7" X 9'10" maximum. Double glazed window to rear. Carpet. Radiator. Built in cupboards with potential for a bed.



KITCHEN/BREAKFAST AREA

20'6" x 7' minimum. Currently fitted out with stainless steel double drainer, sink unit with mixer tap and worktop surfaces. Integrated Neff hob and Neff oven. Space and plumbing for automatic washing machine and dishwasher. There are numerous fitted floor and wall cupboards. Two panelled radiators.

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STAIRCASE

Leading to:

FIRST FLOOR LANDING

With window to side with slatted blinds. Fitted carpeting. Access to insulated loft. Airing cupboard with immersion.



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BEDROOM 1

11'0" x 10'9". Window to front with window blinds. Double wardrobe cupboard. Panelled radiator. Fitted carpet.



BEDROOM 2

11'0" x 9'0". Window to rear with slatted blinds. Double wardrobe cupboard. Radiator. Fitted carpeting.



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BEDROOM 3

8'0" x 6'5". Window to front with slatted blinds. Bulkhead cupboard. Panelled radiator. Carpet.



BATHROOM

With shower cubicle and fitted shower. Hand wash basin. Hand wash basin. WC. Radiator. Window to rear.

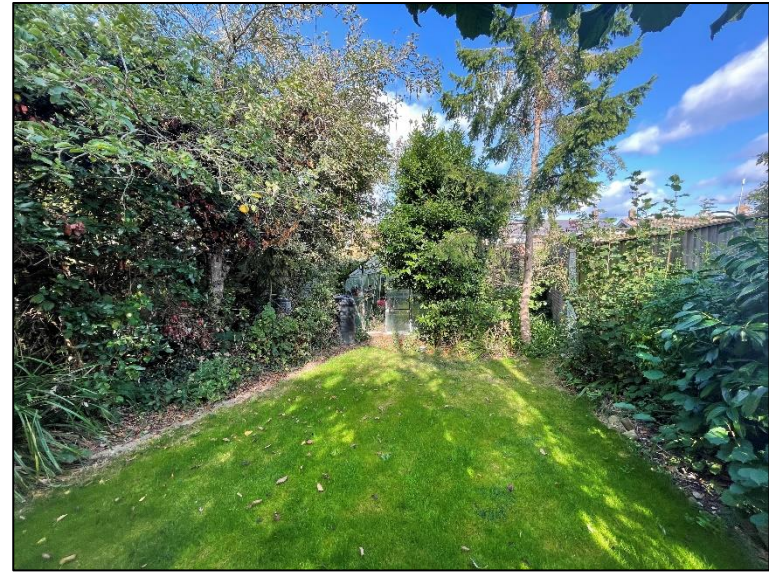


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OUTSIDE

The property is approached over a brick-paved driveway with ample parking for several cars with an area of front garden and herbaceous borders. Garage Side entrance gate leading to rear property.

The gardens lie to the rear of the property and lay with a paved area. The remaining garden is laid mainly to lawn, nicely secluded with established shrubs and trees. The garden leads through to a second area of garden with greenhouse, an access to further single garage with up and over door and personal door.



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GARAGE

19'x 8". With up and over door. Light and power. Personal door.



SECOND GARAGE

Single. Up and over door. Personal door.



COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

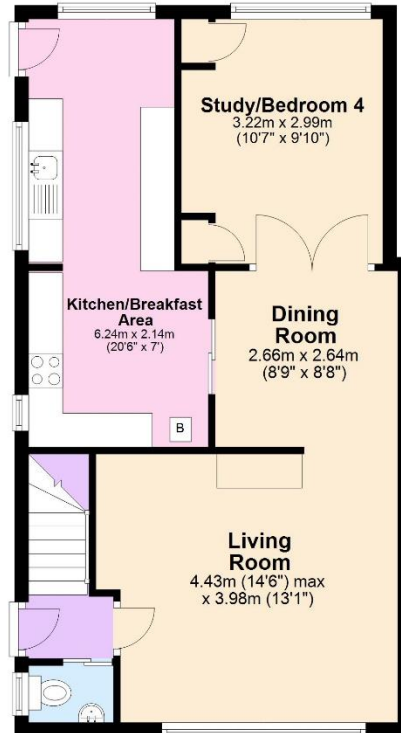
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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. 91.7 sq. metres (987.3 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.