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Village Houses

**No Onward
Chain**



**34 POYNTELL ROAD
STAPLEHURST
KENT
TN12 0SA**

PRICE £379,950 FREEHOLD



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34 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

AN ATTRACTIVE AND WELL-PRESENTED SEMI-DETACHED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE PORCH, LIVING ROOM, KITCHEN/BREAKFAST ROOM AREA, CONSERVATORY/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDENS AND GARAGE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main crossroads, turn into Headcorn Road and take the second turning right into Poyntell Road and the property will be found further along situated on the right-hand side just behind the open green area with our For Sale board outside.

DESCRIPTION

A well-presented semi-detached house with benefit of a spacious and good quality conservatory added to the rear providing additional dining area as well and benefitting from full gas fired central heating and replacement windows.

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 property is both spacious and an internal inspection is highly recommended.



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The accommodation with approximate dimensions comprises:

ENTRANCE PORCH

With double glazed windows to side. Replacement front door and tiled floor.



Door opening to:

LIVING ROOM

15'11" x 11'6". Double glazed window to front. Venetian blinds. Fitted carpeting. Panelled radiator.



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KITCHEN/BREAKFAST ROOM

15'11" x 11'10". Tiled flooring. Fitted out with range of base and eye level units finished natural wood. Tile splashbacks. Inset stainless steel one and a half bowl sink unit with mixer tap. Gas fired fitted Range Master. Space and plumbing for washing machine and tumble dryer. Additional range of matching cupboards in breakfast room area with panelled radiator. Fitted spotlights.



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Double opening doors to:

CONSERVATORY

14'0" x 11'0". A quality construction. Tiled flooring and electric heater. Fitted blinds and doors opening onto rear garden.



Stairs with fitted good quality carpeting to first floor landing with access to loft area.

BEDROOM 1

11'5" x 9'0". Window to front. Venetian blinds. Panelled radiator. Fitted wardrobe covers and separate cupboard.



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BEDROOM 2

8'7" x 8'5". Window to rear. Fitted carpeting. Radiator. Fitted wardrobe covers and separate cupboard.



BEDROOM 3

8'4" x 6'9". Window to front. Fitted Venetian blinds. Radiator. Fitted carpeting.



BATHROOM

Fully tiled. Panelled bath with shower attachment. Hand-wash basin. Low level WC suite. Chrome heated ladder style towel rail.



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OUTSIDE

The property enjoys an area of front garden with side access. To the rear of the property is a paved terraced area with lawn and established borders. Gated rear area and garden shed. Garage in block to the rear of the garden.



COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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.

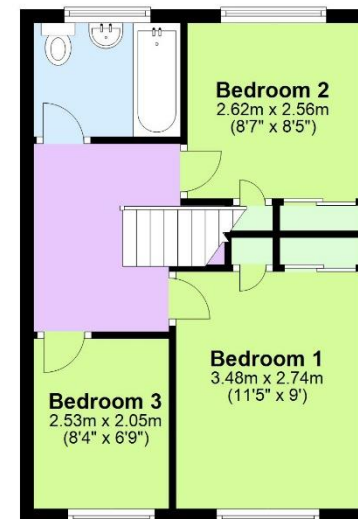
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 86.0 sq. metres (925.7 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.