

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**1 CHESTNUT AVENUE
STAPLEHURST
KENT
TN12 0NJ
PRICE £650,000 FREEHOLD**



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1 CHESTNUT AVENUE, STAPLEHURST, KENT, TN12 0NJ

A SPACIOUS AND WELL-PLANNED DETACHED FAMILY HOUSE IN CUL-DE-SAC POSITION SET WITHIN THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, CLOAKROOM, STUDY, LIVING ROOM, KITCHEN OPENING THROUGH TO DINING ROOM EXTENDING TO SNUG, UTILITY ROOM, LANDING, MASTER BEDROOM WITH EN-SUITE, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, GARDENS AND PARKING FOR AT LEAST THREE CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, turn into the Marden Road and take the first immediate left into Chestnut Avenue and the property will be found the first property on the left-hand side.

DESCRIPTION

A substantial and extended detached family house offering spacious family living accommodation, well-presented with no onward chain. The property has the benefit of replacement double glazing and gas central heating. South facing solar panels have been fitted also with linkage to water heating. One of the features is the superb kitchen, dining room, day room layout and the property is well presented. The kitchen and bathrooms have been re-fitted 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.

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ENTRANCE HALL

With two double glazed windows to front. Ceramic tiled flooring/carpeting. Panelled radiator. Door to understairs cupboard.

CLOAKROOM

W/C. Hand wash basin. Panelled radiator. Access to understairs cupboard.

STUDY

7'2" x 8'10". With double glazed window to front. Fitted carpeting. Panelled radiator.

LIVING ROOM

11'8" x 16'3". With double glazed opening patio doors onto terrace. With fitted carpeting. Feature electric stone effect fire. Panelled radiator.

KITCHEN/DINING ROOM AREA EXTENDING TO SNUG

13'8" x 18'10". Kitchen area fully re-fitted out with range of quality base and eye level units with granite worktop surfaces with inset 1½ bowl sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Bearling gas and electric range with extractor hood. Tiled flooring. White heated towel rail. Spotlights. Central island with worktop and cupboards under.

DINING AREA

With door to side and wood strip flooring. Panelled radiator extending through to snug area. With window to front. Panelled radiator. Fitted carpeting.

SPACIOUS UTILITY ROOM

10'6" x 14'. Fully fitted out with base and eye level units with stainless steel 1½ bowl sink unit. Plumbing for washing machine and dishwasher.

Tiled splashbacks. Heated towel rail. Wall mounted Worcester boiler serving domestic hot water and central heating.

Staircase to landing. Two separate accesses to boarded loft areas.

MASTER BEDROOM

13'8" x 11'2". With double glazed window to front with fitted blinds. Fitted carpeting. With en-suite with walk-in shower. Hand wash basin. W/C. Tiled walls. Chrome heated towel rail. Shaver light.

BEDROOM 2

12'3" x 9'2". With double glazed window to front. Fitted carpeting. Panelled radiator.

BEDROOM 3

13'9" x 8'10". With double glazed window to rear. Fitted carpeting. Panelled radiator.

BEDROOM 4

10'11" x 8'. With double glazed window to rear. Fitted carpeting. Panelled radiator.

BEDROOM 5

9'11" x 10'6". With double glazed window to front. Fitted carpeting. Panelled radiator.

FAMILY BATHROOM

With panelled bath with shower attachment. Hand wash basin. W/C. Tiled splashbacks. Chrome heated towel rail. Panelled radiator. Airing cupboard.

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OUTSIDE

The property is approached over a tarmacked driveway providing parking for 3 to 4 cars. With area of front garden laid to lawn, either side established hedging. Side access through to the rear. The rear garden is laid mainly to lawn with terraced area with low retaining brick edging. With established flowers and borders with paved pathway leading to large garden shed, with useful area alongside.

COUNCIL TAX

Maidstone Borough Council Tax Band F

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.

ENERGY PERFORMANCE CERTIFICATE

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

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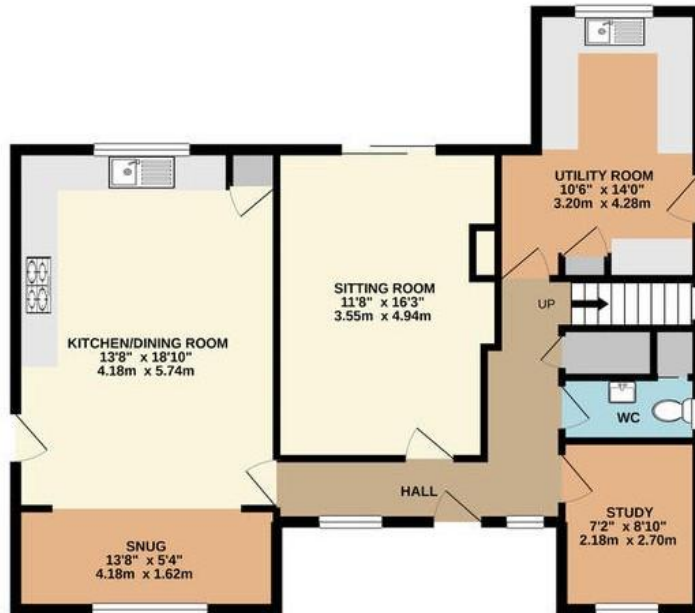
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FLOORPLANS

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1654 sq.ft. (153.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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