

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**4 POYNTELL ROAD  
STAPLEHURST  
KENT  
TN12 0SA  
PRICE £425,000 FREEHOLD**



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# 4 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

**AN EXCEPTIONALLY SPACIOUS, WELL-PLANNED AND EXTENDED DETACHED HOUSE ON VILLAGE DEVELOPMENT**

**ENTRANCE HALL, CLOAKROOM/UTILITY ROOM, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS, BATHROOM, NEAT AND WELL-MAINTAINED GARDENS, FORMER GARAGE STORE**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Staplehurst proceed to the main traffic lights and turn into Headcorn Road. Take the second turning on the right into Poyntell Road and the property will be found a short way along on the right-hand side.

## **DESCRIPTION**

A beautifully presented family home having been extended in recent years to provide an additional cloakroom/utility area and well-fitted kitchen/breakfast room area as well. The well-maintained gardens are a feature of the property and an internal inspection is highly recommended.

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: -

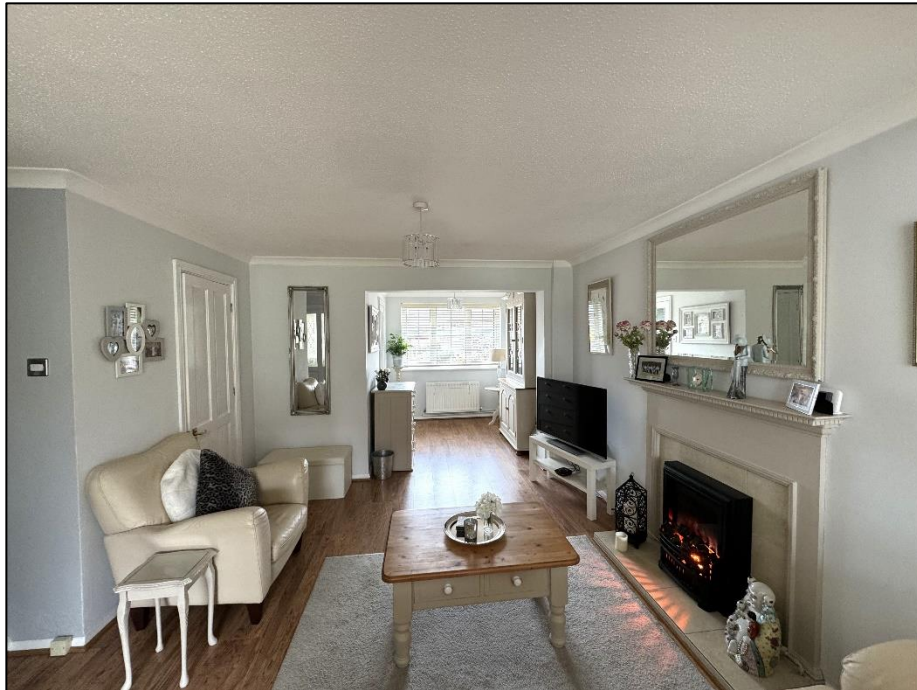
Replacement front door opening to:

## **ENTRANCE HALL**

Cloaks hanging space. Wall heater. Door opening through to:

## **LOUNGE/DINING ROOM AREA**

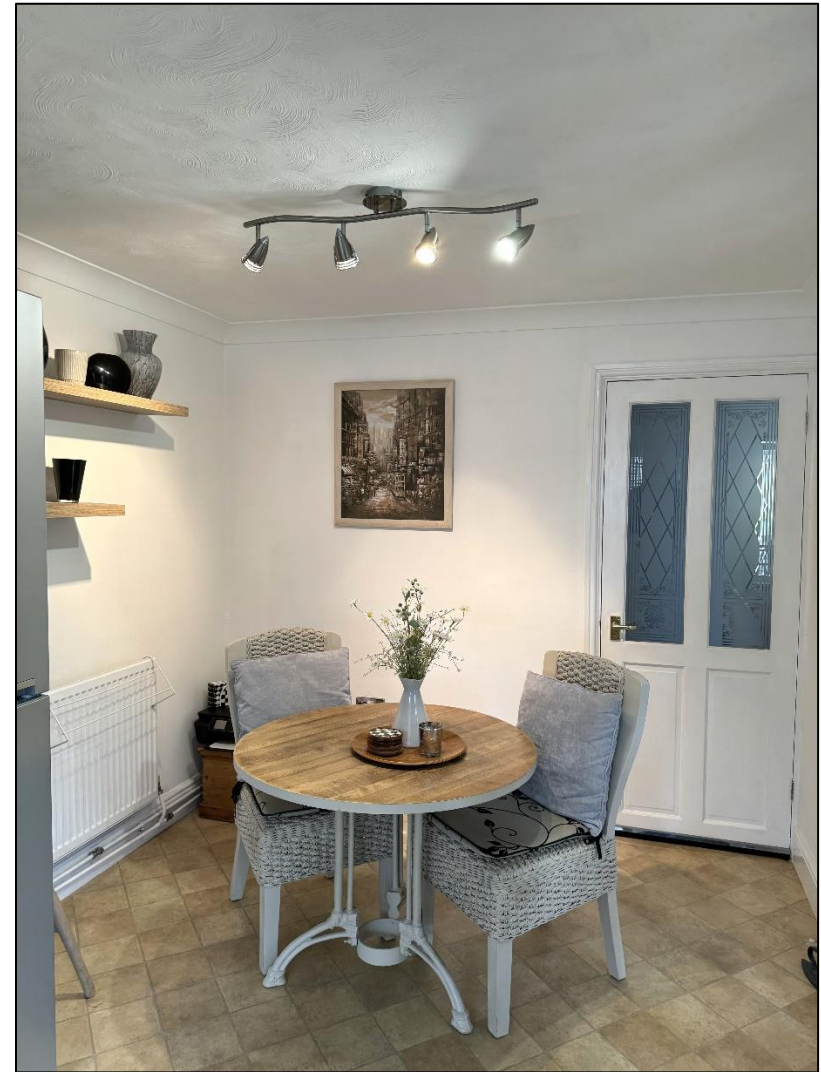
21'5" x 10'9". Window to front with fitted venetian blind. A feature fireplace with a fitted electric fire. Two radiators. Wood laminate flooring. The dining area has patio doors opening onto rear garden. Fitted carpeting.



## **KITCHEN/BREAKFAST ROOM**

22'5" x 8'8". Approached through twin double glass opening doors with further door to garden and windows to side and rear with fitted venetian blinds. Well fitted with base and eye level units incorporating single drainer sink unit. Integrated gas hob with oven under and extractor hood over. Inbuilt microwave. Space for fridge freezer. Radiator.

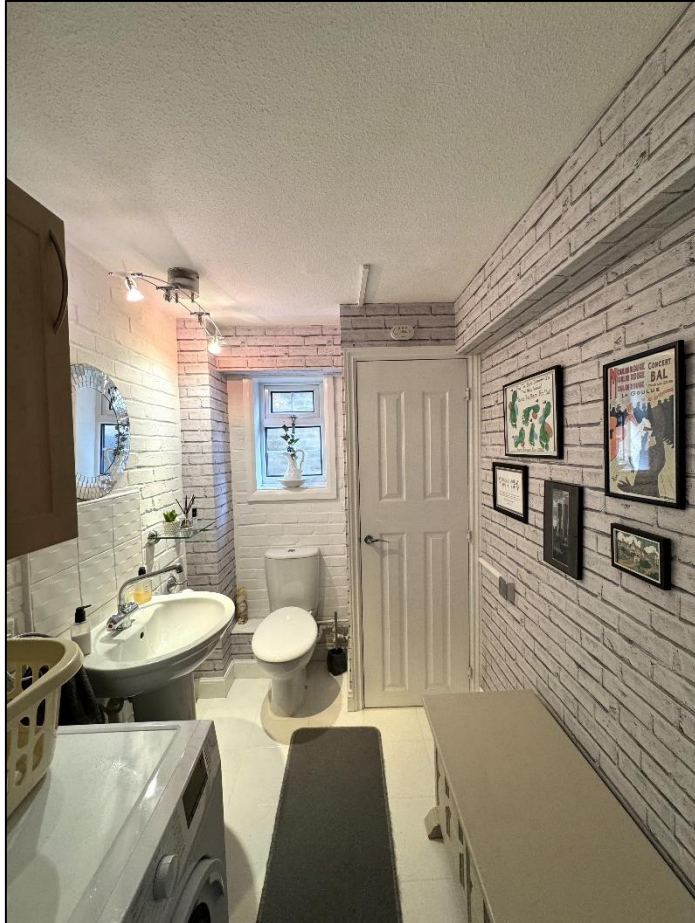
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## 4 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

### **CLOAKROOM/UTLITY ROOM**

Window to rear. Spacious and well fitted. WC. Hand wash basin. Space and plumbing for automatic washing machine. Cupboard housing gas-fired boiler serving domestic hot water and central heating.



### **STAIRCASE**

Fitted carpeting. Leading to:

### **LANDING**

Radiator. Access to part-boarded loft with ladder and lighting.

### **BEDROOM 1**

10'7" x 9'5". Window to rear with fitted blind. Fitted carpeting. Radiator. Triple wardrobe cupboard.



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### BEDROOM 2

9'6" x 9'4". Window to rear with fitted blind. Wood laminate flooring. Radiator.



### BEDROOM 3

8'6" x 7'7". Window to front with fitted blind. Fitted carpeting. Radiator.



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### BATHROOM

Spacious and well-fitted. Vanity unit incorporating twin hand wash basins with large picture mirror. Panelled bath with handheld mixer. WC. Shower cubicle with power shower. Wood laminate flooring.



### OUTSIDE

The property enjoys an area of frontage with car parking and side access. The rear garden has a secluded paved terrace area, neatly fenced with main garden being laid mainly to lawn with shrubs and further seating area.



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## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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

