

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**8 OFFENS DRIVE  
STAPLEHURST  
KENT  
TN12 0LB  
PRICE £425,000 FREEHOLD**



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# 8 OFFENS DRIVE, STAPLEHURST, KENT, TN12 0LB

## A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST

**ENTRANCE HALL, LIVING ROOM, REFURBISHED KITCHEN, FAMILY ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARAGE WITH LARGE PARKING FACILITY, GARDENS AND SITUATED IN THE CRANBROOK SCHOOL CATCHMENT AREA**

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

**DIRECTIONS** From Staplehurst proceed to the shopping parade, turn into Offens Drive, continue along and the property will be found on the right-hand side.

### DESCRIPTION

An exceptional beautifully presented and extended semi-detached house. An internal inspection is highly recommended to appreciate not only the quality but the accommodation on offer. One of the features is the well-constructed family room enjoying views over the garden to the rear. The kitchen has been superbly refitted throughout. Immaculate and well-planned, the accommodation has a lot to offer with the benefit of full replacement double glazing and full gas-fired central heating. The property is believed to have been built in 1961 and during the refurbishment the property has had replacement Oak faced doors throughout. The roof was re-battened, re-felted and the roof tiles were refurbished in 2021. The property was re-wired and fully re-plumbed during the renovation of the property.

The property is set in 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**

Cloaks cupboard housing gas-fired boiler serving domestic hot water and central heating. Vertical radiator. Floor covering as laid. Fully serviced alarm. Replacement door with glazed panel opening through to:

### **MAIN LIVING ROOM**

14'6" x 12'9". Large, double-glazed window to front. Radiator. Fitted carpeting. Feature multi fuel wood burning stove on granite hearth with Oak beam mantle.



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### KITCHEN

17'8" x 8'6". The kitchen was refitted in 2018 to a high specification. Range of base and eye level units finished in cream with Quartz worktops, under lighters and inset butler style sink. Tiled splashbacks. Radiator with screen. LVT flooring. Larder with meter cupboard. Integral Bosch oven with matching microwave/grill above. Inset Bosch ceramic hob with extractor hood over. Integral Kenwood dishwasher. Integral fridge freezer. Recessed spotlights. Casement doors opening through to:



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### **FAMILY ROOM**

15'7" x 14'0". All aspect double glazing with independent blinds. Velux roof light. LVT flooring matching kitchen. Two radiators. Doors opening onto rear garden. Range of fitted quality units. Recessed spotlights.



### **STAIRCASE**

Fitted carpeting. Leading to:

### **FIRST FLOOR LANDING**

Access to part-boarded loft with lighting. Airing cupboard with fitted shelving.

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### BEDROOM 1

11'2" x 11'0". Double glazed window to front. Radiator. Fitted carpeting. Double wardrobe cupboard.



### BEDROOM 2

11'1" x 9'0". Double glazed window to rear. Radiator. Fitted carpeting. Double wardrobe.



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### BEDROOM 3

8'4" x 6'4". Double glazed window to front. Radiator. Fitted carpeting. Useful bulk-head cupboard.

### BATHROOM

Double glazed window to rear. Panelled bath with independent Mira shower and glazed screen. Hand wash basin/WC in vanity unit. Heated chrome ladder style towel rail.



### OUTSIDE

The property is approached over a bricked driveway offering parking for at least four cars through gated entrance. Access to garage with up and over door, light and power. Side access to rear garden. Agents note: Useful storage cupboard area in wall of house. The rear garden is laid mainly to lawn with attractive low brick wall retained area with herbaceous borders. Paved terrace area to rear and side. Two raised vegetable beds. The rear garden is not overlooked and is a feature of the property. The rear garden benefits from sun throughout day.



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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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

## MONEY LAUNDERING REGULATIONS

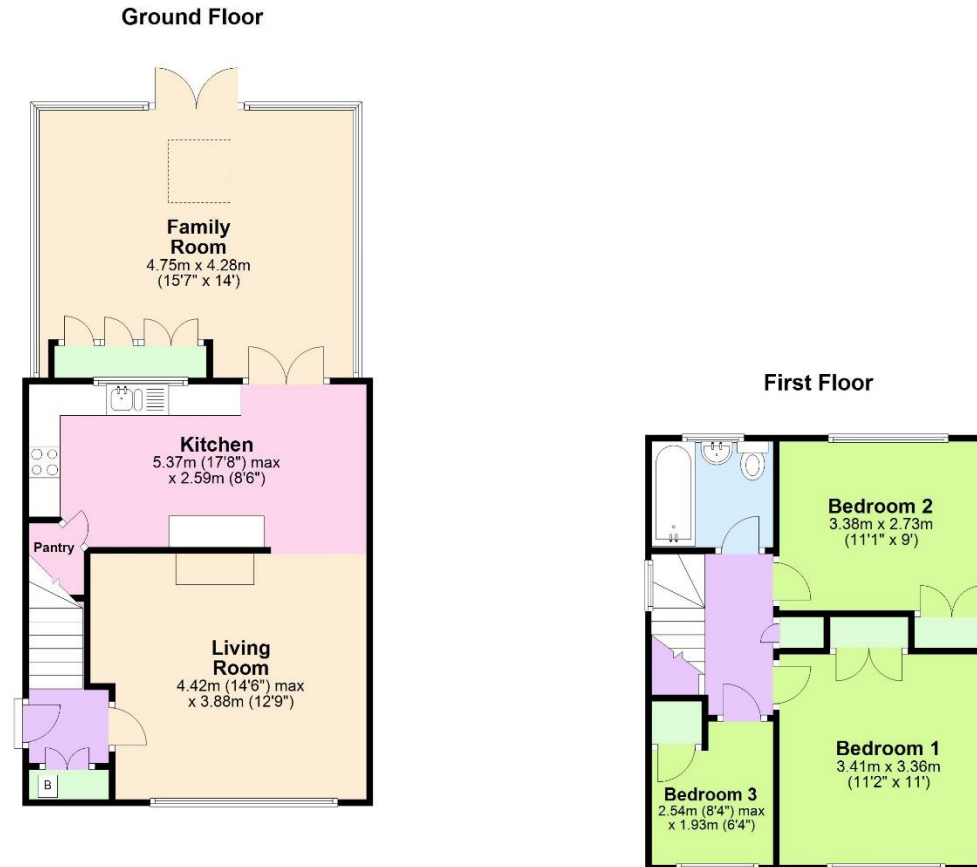
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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



Total area: approx. 92.2 sq. metres (992.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.