

RADFORDS
ESTATE AGENTS

Village Houses



**26 POYNTELL ROAD
STAPLEHURST
KENT
TN12 0SA
PRICE £340,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU



enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

26 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

SITUATED IN A QUIET POSITION ON A POPULAR RESIDENTIAL DEVELOPMENT AND SET BACK FROM THE ROAD, A THREE BEDROOMED SEMI-DETACHED PROPERTY

HALL, LIVING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, LANDING THREE BEDROOMS, BATHROOM, GARAGE AND GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main crossroads, turn into Headcorn Road and second right into Poyntell Road. Continue along and the property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a semi-detached property with the benefit of a conservatory to the rear, the garden is secluded and the property has the benefit of replacement double glazing and full gas fired central heating.

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: -

ENTRANCE HALL

Approached through replacement front door. Wood block flooring.

LIVING ROOM

11'6" x 11'5". Double glazed window to front. Carpeting. Radiator.



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KITCHEN/DINING ROOM

15'10" x 11'11". Window to rear and patio doors onto conservatory. Range of base and eye level units with inset stainless-steel 1½ bowl sink unit. Space and plumbing for dishwasher. Refrigerator. Ceramic hob with oven under and extractor hood over. Radiator. Patio doors opening to:



CONSERVATORY

17'5" x 7'6". Wood stripped flooring. Doors opening onto garden.



STAIRCASE

Leading to:

LANDING

Fitted carpeting. Access to loft area. Cupboard with immersion.

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BEDROOM 1

11'7" x 9'1". Window to front. Radiator. Carpet.



BEDROOM 2

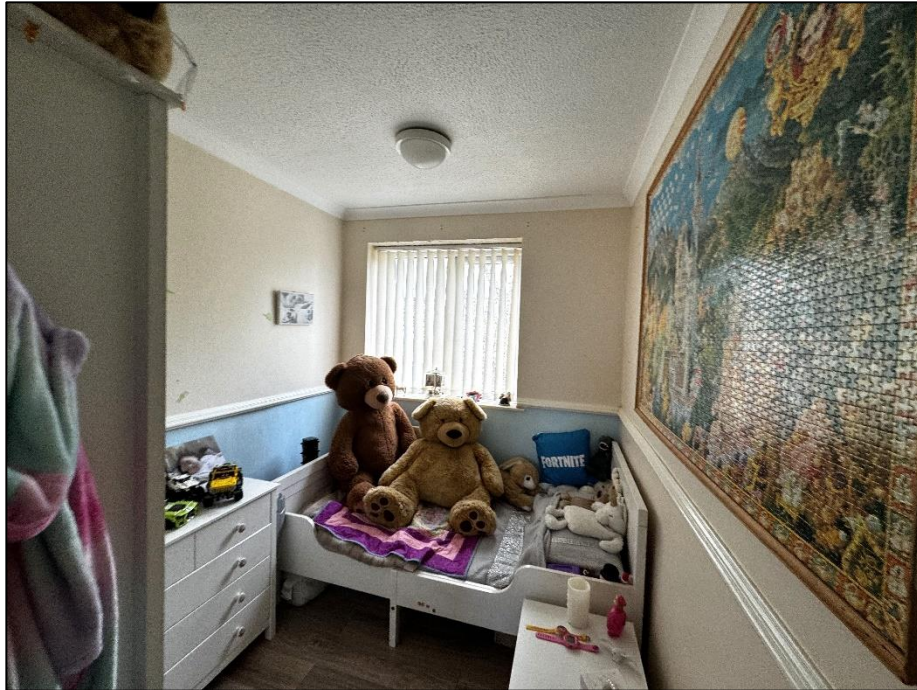
9'0" minimum x 8'5". Window to rear with blinds. Radiator. Cupboard.



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BEDROOM 3

8'5" x 7'2". Window to front with blinds. Radiator.



BATHROOM

Window to rear. Panelled bath. Hand wash basin. WC. Tiled walls. Heated towel rail.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

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OUTSIDE

The property enjoys an area of front garden with flowering cherry tree. Side access to rear. Paved area. Further paving. Area of lawn. Garden shed.



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

