

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**119 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0NB  
PRICE £495,000 FREEHOLD**



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



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

# 119 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB

## A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY

**HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, WELL-FITTED KITCHEN, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, GARDENS AND GARAGE**

**ADDITIONAL GROUND FLOOR ANNEX AREA PROVIDING FURTHER BEDROOM, KITCHEN/LIVING ROOM AND BATHROOM**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From Staplehurst proceed to the main traffic lights in the village, turn into Marden Road and second left into Thatcher Road. Continue to the end, turn right and the property will be found a short way along on the right-hand side with our for-sale board outside.

### DESCRIPTION

A unique opportunity to acquire a substantial and well extended semi-detached property offering good sized family living accommodation with the added bonus of an adjoining annex, ideal for an older relative or additional family members. The extension and refurbishment has been carried out to an extremely high standard and an internal inspection is highly recommended to appreciate exactly what is on offer.

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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Oak framed double glazed front door opening into:

## **HALL**

Radiator. Coconut floor matting. Door opening through to:

## **CLOAKROOM**

Window to side. Vanity hand wash basin. WC. Oak stripped flooring. Radiator.

## **INNER HALL AREA**

Useful cloaks cupboard. Oak stripped flooring. Glazed panelled oak framed door opening through to:

## **MAIN LIVING ROOM**

14'6" x 12'0". Double glazed window to front. Radiator. Oak stripped flooring. Feature fireplace with fitted wood burning stove with mantle.

## **DINING ROOM**

12'6" x 8'0". Oak stripped flooring. Radiator. Fitted spotlights. Uplighters.

## **KITCHEN**

15'0" x 10'1". Double patio doors opening onto rear garden. Oak stripped flooring. Fitted out with a quality range of base and eye level units with inset sink unit. Neff double oven with Neff hob and extractor. Integrated fridge freezer and dishwasher. Under lighters. Spotlights. Roof window light. Door through to:

## **ANNEX AREA**

### **KITCHEN/LIVING ROOM AREA**

11'8" x 10'3". Patio doors opening onto rear garden with window to side with fitted blinds. Oak stripped flooring. Plumbing for radiator. The kitchen area is fitted out with a range of base and eye level units with two plate hob and cooker and floor heater.

### **BEDROOM 5/STUDY**

10'10" x 7'7". Window to side. Oak stripped flooring. Radiator. Meter cupboard.

### **DOWNSTAIRS BATHROOM**

Panelled bath with screen and fitted shower. Vanity hand wash basin. Medicine cupboard. Ladder style heated towel rail.

### **STAIRCASE**

Leading to:

### **FIRST FLOOR LANDING**

Spacious with fitted carpeting, airing cupboard and access to loft area.

### **BEDROOM 1**

11'0" x 11'0". Window to front. Radiator. Double wardrobe cupboard. Fitted carpeting.

### **BEDROOM 2**

11'2" x 8'10". Window to rear. Radiator. Fitted carpeting. Double wardrobe cupboard.

### **BEDROOM 3**

7'9" x 6'5". Window to front. Radiator. Fitted carpeting.

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## BEDROOM 4

11'0" x 9'0". Window to rear. Radiator. Fitted carpeting.

## FAMILY BATHROOM

Window to side. Panelled bath with shower screen and Mira sport shower. Vanity wash basin. WC. Tiled walls. Ladder style heated radiator. Tiled flooring.

## FRONT GARDEN

Paved area with gates providing off-road parking. Established trees and shrubs. Side gate with access through to:

## REAR GARDEN

The rear garden forms a feature of the property with steps to a paved terrace area. The main garden is laid to lawn with established flower borders with additional terraced area with low retaining stone wall. Fully fenced with rear access. Garage en bloc with parking space for further car.

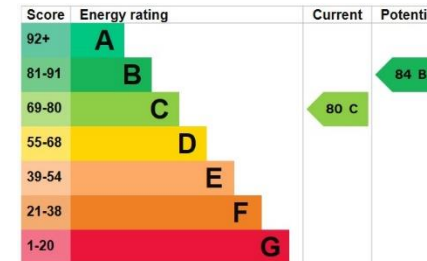
## COUNCIL TAX

Maidstone Borough Council Tax Band D

## 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.

## ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

*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. 124.3 sq. metres (1337.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.