

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



18 CORNER FARM ROAD
STAPLEHURST
KENT
TN12 0PN
PRICE £345,000 FREEHOLD



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18 CORNER FARM ROAD, STAPLEHURST, KENT, TN12 0PN

SET IN LARGER THAN AVERAGE GARDENS AND OCCUPYING A CORNER POSITION, A THREE BEDROOMED SEMI-DETACHED HOUSE

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDENS AND GARAGE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main crossroads, turn into Marden Road and take the first turning right into North Down. Continue to the end, turn right and the property will be found a short way along on the left-hand side of the corner of Brooks Close and Corner Farm Road with our For Sale board outside.

DESCRIPTION

A rare opportunity to acquire a spacious semi-detached property with an unusually large and beautifully presented front garden. Occupying a corner position, the rear garden is also quite secluded. The property has the benefit of full replacement double glazing. An opportunity to acquire a house in need of light refurbishment. Vacant possession upon completion.

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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ENTRANCE HALL

Approached through hardwood front door with leaded windows. Radiator. Fitted carpeting.

LIVING ROOM

16'1" x 11'5". Bay window to side. Radiator. Fitted carpeting. Fireplace with fitted gas fire and adjoining shelving.



KITCHEN/DINER

Overall measurement 16'0" x 13'7" maximum. Double glazed window to rear and patio doors opening onto rear garden. The kitchen is fitted out with a range of base and eye level units with stainless steel single drainer sink unit. Space for fridge freezer. Tiled flooring. Spacious airing cupboard with immersion. The dining area is carpeted and has a radiator.



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STAIRCASE

Leading to:

FIRST FLOOR LANDING

Fitted carpeting. Access to loft area. Radiator.

BEDROOM 1

16'0" x 9'7". Window to front. Radiator. Fitted carpeting.



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BEDROOM 2

9'0" x 8'0". Window to rear. Radiator. Fitted carpeting.



BEDROOM 3

8'3" x 6'9". Window to rear. Radiator. Fitted carpeting.



BATHROOM

Window to side. Panelled bath/shower. Hand wash basin. WC. Radiator. Tiled splashbacks.



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OUTSIDE

A feature of this property is the lovely front garden laid to lawn with flowering cherry. To the rear is an area of paved terraced with shrubs and herbaceous borders. Useful bin service area. Single garage with car parking space.



AGENTS NOTE

It is considered that, subject to planning permission, the property would be ideal for a further extension.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-90	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: 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.

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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

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