

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**7 HEADCORN ROAD  
STAPLEHURST  
KENT  
TN12 0BT  
PRICE £485,000 FREEHOLD**



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

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## 7 HEADCORN ROAD, STAPLEHURST, KENT, TN12 0BT

**AN OPPORTUNITY TO ACQUIRE AN OLDER SEMI-DETACHED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST WITH RECENTLY UPDATED KITCHEN AND SET IN LARGE AND WELL-MAINTAINED GARDENS**

**ENTRANCE HALL, SITTING ROOM, LARGE DINING ROOM/DAY ROOM, REFITTED KITCHEN, CLOAKROOM, LANDING, FOUR BEDROOMS, BATHROOM, LARGE GARDEN, OFF ROAD PARKING FOR SEVERAL CARS AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

### 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. The property will be found a short way along on the left-hand side with our For Sale board outside.

### DESCRIPTION

An older traditional property with spacious and well-planned family living accommodation with the benefit of full gas-fired central heating. The kitchen has recently been refitted. One of the features is the large rear garden and external spaciousness.

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 PORCH

Front door with glazed panels. Opening through to:

### ENTRANCE HALL

Carpet as laid. Radiator. Understairs cupboard. Door off to:

### CLOAKROOM

Window to side. WC. Hand wash basin. Vanity unit. Radiator.

### LIVING ROOM

12'9" x 12'0". Bay window to front. Radiator. Fitted fireplace with hearth and hardwood mantle. Fitted carpet.

### DINING ROOM/DAY ROOM

18'2" x 13'0". Window to rear. Fitted carpeting. A feature of this room is the lovely traditional fireplace with adjoining built-in bookcase/cupboards. Radiator. Fitted carpeting. Door opening through to:

### KITCHEN

15'7" x 8'0". Window to side and door opening to garden. Recently refitted. Tiled flooring. Radiator. Fitted out with a range of base and eye level units with tiled splashbacks with inset stainless-steel 1½ bowl sink unit. Integrated Lamona gas hob with extractor over and matching oven. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine and tumble drier. Spotlights.

### STAIRCASE

Leading to:

### LANDING

Window to side.

### BEDROOM 1

12'10" x 11'9". Window to front. Radiator. Fitted carpeting.

### BEDROOM 2

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

### BEDROOM 3

10'5" x 8'0". Window to rear. Radiator. Fitted carpeting. Built-in wardrobe cupboard and additional wall cupboards.

### FAMILY BATHROOM

Panelled bath with shower attachment and screen. Hand wash basin. WC. Radiator. Fitted carpeting.

### STAIRCASE

Leading to:

### SECOND FLOOR

Leading to:

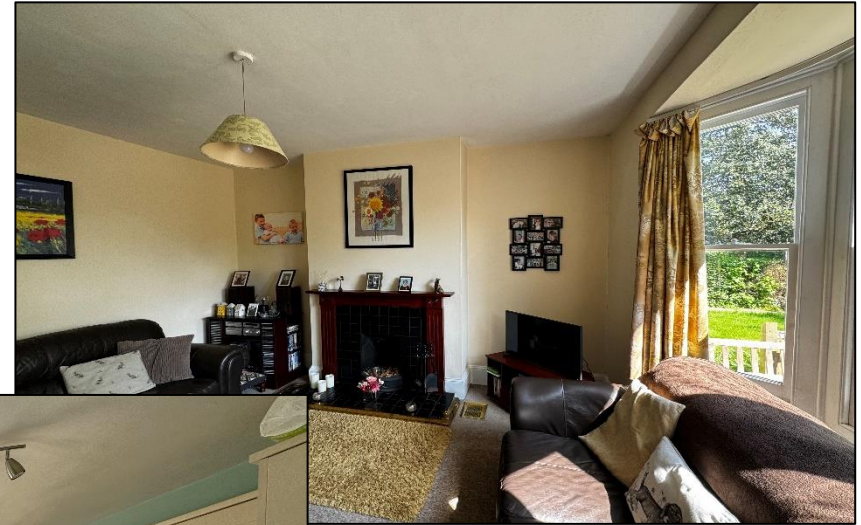
### BEDROOM 4

20'11" x 10'3". Window to rear. Radiator. Fitted carpeting. Useful eaves cupboard storage area.

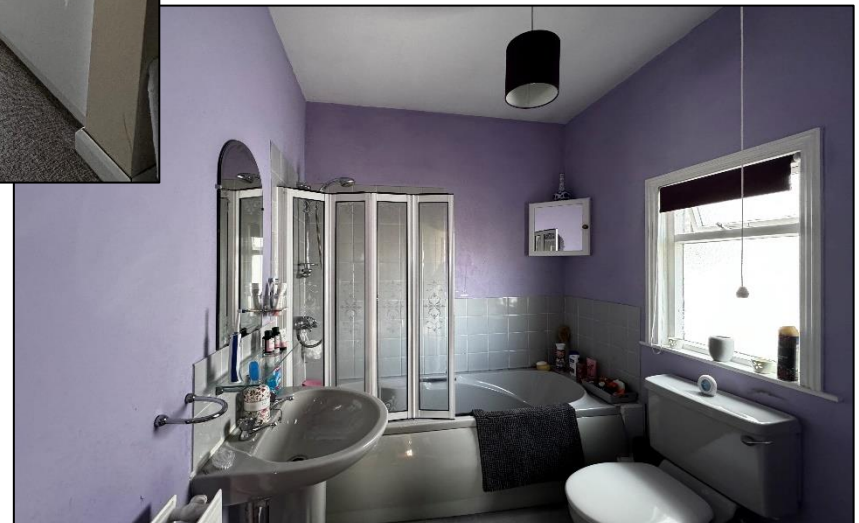
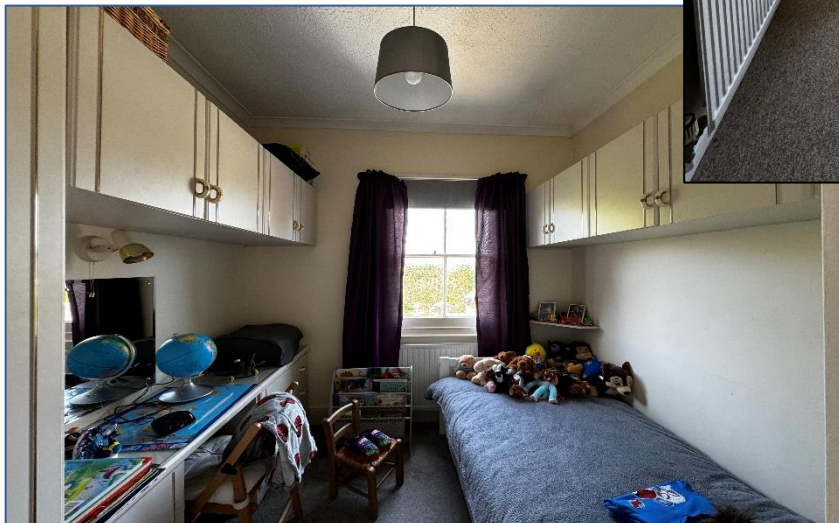
### OUTSIDE

The property is approached over a driveway through gating with hedged frontage and ample parking for several cars. Side access through gate to rear garden which is neatly presented and landscaped. The gardens form a feature of the property and extend to the rear with areas of lawn and established flower borders. Central bricked paved area for a rotary washing line. There are further additional areas of garden and vegetable garden. Two garden sheds.

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## COUNCIL TAX

Maidstone Borough Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Rating: E

## 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. 120.9 sq. metres (1301.1 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.