

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**9 ALEN SQUARE  
STAPLEHURST  
KENT  
TN12 0SB  
PRICE £345,000 FREEHOLD**



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## 9 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

**AN OPPORTUNITY TO ACQUIRE AN EXTENDED THREE BEDROOMED END OF TERRACE PROPERTY WITH SOUTH FACING GARDEN SET WITHIN THE VILLAGE OF STAPLEHURST**

**ENTRANCE HALL, EXTENDED LIVING ROOM, KITCHEN, EXTENDED DINING ROOM, THREE BEDROOMS, FAMILY BATHROOM, BEAUTIFULLY MAINTAINED GARDENS, GARAGE EN BLOC, 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 and take the second right into Poyntell Road. Follow the road and then take the second right into Alen Square. The property will be found on the left-hand side of the cul-de-sac.

### **DESCRIPTION**

An opportunity to acquire an extended three bedroomed end of terrace property situated in a cul-de-sac position in the village of Staplehurst. The property benefits from replacement double-glazing and gas-fired central heating. The ground floor extension has created a large living room and good-sized dining room. The gardens have been beautifully maintained, and the rear garden has the added bonus of being South facing. The property includes a garage en-bloc.

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 double glazed front door. Fitted carpeting. Panelled radiator. Two fitted cupboards, one understairs both with light. Door opening to:

### **LIVING ROOM**

Double glazed windows to front. 2 panelled radiators. Fitted carpeting. Double doors and single door opening onto:



### **DINING ROOM**

Double glazed window to rear. Panelled radiator. Fitted laminate flooring. Hatch to additional loft area. Double glazed patio doors opening onto patio of rear garden.



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### KITCHEN

Double glazed window to rear. Wood laminate flooring. Range of base and eye level units. Space and plumbing for washing machine and dishwasher. Sink unit with single drainer. Neff oven and Hygena gas hob with Electrolux extractor over. Tiled splashbacks. Space for fridge/freezer.



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### STAIRCASE LEADING TO FIRST FLOOR LANDING

Fitted carpeting. Access to loft area with light and power. Cupboard housing hot water tank.

### BEDROOM 1

Double glazed window to rear. Fitted carpeting. Panelled radiator.





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### BEDROOM 2

Double glazed window to front. Fitted carpeting. Panelled radiator.



### BEDROOM 3

Double glazed window to front. Fitted carpeting. Panelled radiator. Bulkhead cupboard.



## 9 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

### FAMILY BATHROOM

Double glazed window to rear. Panelled bath with Aquatronic electric shower and shower head attachment. Fitted carpeting. Hand wash basin in vanity unit. WC. Fitted towel rail. Panelled radiator.



### OUTSIDE

The property enjoys an area of front garden laid mainly to lawn with established borders and shrubs. The rear garden is beautifully maintained and South facing with established borders and shrubs. It is laid mainly to lawn with an area of paved patio leading to a small, paved pathway which leads to a shed. There is a garage en bloc included with the property.





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### COUNCIL TAX

Maidstone Borough Council Tax Band C

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

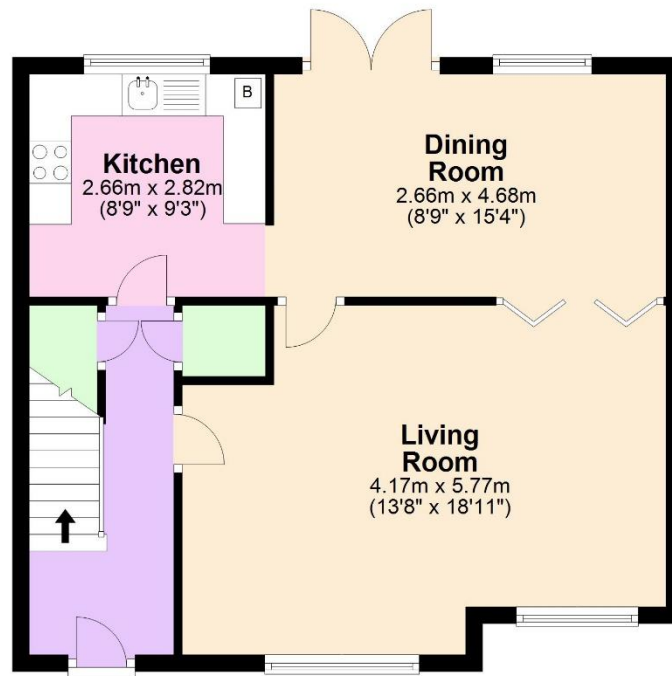
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.*



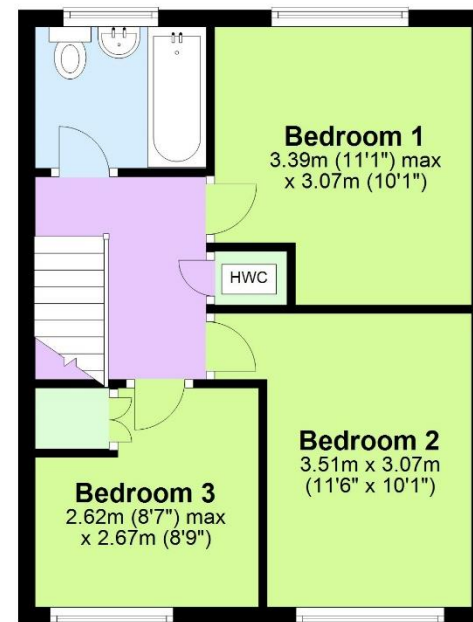
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### FLOORPLANS

Ground Floor



First Floor



Total area: approx. 87.4 sq. metres (940.6 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.