

RADFORDS
ESTATE AGENTS

Village Houses



**19 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LG
PRICE £495,000 FREEHOLD**



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19 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LG

AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY WITHIN THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, DOWNSTAIRS SHOWER ROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY ROOM, LANDING, FIVE BEDROOMS, FAMILY BATHROOM, QUALITY HOME OFFICE IN GARDEN IDEAL FOR A MULTITUDE OF PURPOSES WITH LIGHT AND POWER, AMPLE CAR PARKING FOR SEVERAL CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed through the shopping parade in Offens Drive, continue to the end and turn left into Bathurst Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

A usually spacious and well-planned, extended semi-detached house having been modernised and update in recent years. The kitchen was expensively refitted and offers a splendid day room overlooking the rear garden. Benefitting from replacement double glazing and full gas fired central heating. 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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ENTRANCE HALL

Window to side. Radiator. Useful storage cupboard. Door off to:

DOWNSTAIRS SHOWER ROOM

Window to side. Walk-in shower. Vanity hand wash basin. WC. Chrome heated towel rail. Laminate flooring.

LIVING ROOM

Window to front. Radiator. Laminate flooring. Feature fireplace finished in oak housing woodburning stove. Casement doors opening through to:

KITCHEN/BREAKFAST ROOM

Patio doors opening onto rear garden and window to rear. Laminate flooring. Fully fitted out with range of quality base and eye level units with inset 1½ bowl sink unit with monobloc tap. Space and plumbing for dishwasher. Lamona five ring gas hob with extractor hood over and matching built-in Lamona double oven. Recess for American style refrigerator. Two radiators. Central island in matching format incorporating wine cooler and pull-out rubbish system.

DINING ROOM

Window to rear. Radiator. Laminate flooring.

UTILITY AREA

Window to side and door to garden. Radiator. Fitted worktop space with plumbing under for washing machine and tumble drier.

SPLIT LEVEL LANDING

Velux window providing borrowed light. Attractive recess area with shelving. Airing cupboard. Access to insulated and part-boarded loft area with ladder. Radiator.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Double wardrobe cupboard.

BEDROOM 2

Window to rear. Fitted carpeting. Radiator. Double wardrobe cupboard.

BEDROOM 3

Window to front. Currently fitted out as dressing rooms with inbuilt unit. Useful bulkhead cupboard. Radiator. Fitted carpets.

BEDROOM 4

Window to rear. Radiator. Fitted carpet.

BEDROOM 5

Window to front. Radiator. Fitted carpet.

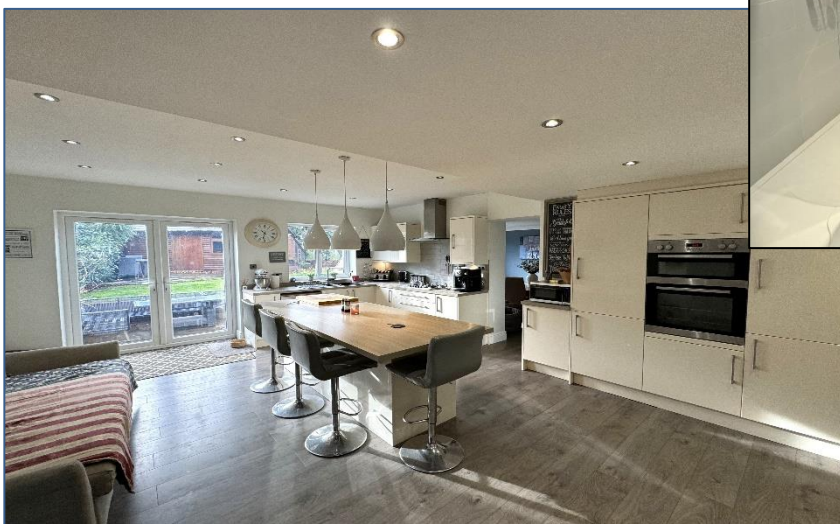
FAMILY BATHROOM

Window to rear. L-shaped bath with fitted Aqualiser shower and screen. Hand wash basin in vanity unit. WC. Tiled walls. Heated wall mirror. Chrome heated towel rail. Electrically heated tiled flooring.

OUTSIDE

The property enjoys a parking area which provides parking for at least four cars. Side access to rear garden and service area. The rear garden is laid mainly to lawn with an area of paved terrace and additional paved terraced area to the rear incorporating a useful quality cabin, fully insulated and a feature is the former steam room, wood burning stove, light and power.

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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 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



Total area: approx. 160.3 sq. metres (1725.6 sq. feet)

Note - Dimensions are approximate

Floor area includes Home Office

Plan produced using PlanUp.