

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**26 JAGGARD WAY  
STAPLEHURST  
KENT  
TN12 0LF  
PRICE £389,500 FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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01580 893152

## 26 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LF

**A BEAUTIFULLY REFURBISHED, WELL-PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY SET IN WELL-MAINTAINED GARDENS WITH THE ADDED ADVANTAGE OF A LARGE GARAGE AND ADDITIONAL CLOAKROOM WITH PLANNING PERMISSION FOR THE ERECTION OF A TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND PORCH.**

**ENCLOSED ENTRANCE VESTIBULE, CLOAKROOM, SITTING ROOM, REFURBISHED KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, REFURBISHED BATHROOM, BEAUTIFULLY PRESENTED GARDENS, CRANBROOK SCHOOL CATCHMENT AREA**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From Staplehurst proceed a short way to Offens Drive which passes between the shopping precinct and continue to the second turning on the left into Jaggard Way and the property will be found a short way along with our For Sale board outside.

### DESCRIPTION

Built by Ticker and Emmerton in the 1960's, this substantial, extended and recently refurbished semi-detached property offers excellent family living accommodation and enjoys an exceptional garden to the rear. The property has the benefit of full planning permission for the erection of a two-storey side extension, single storey rear extension and porch. Benefitting from full replacement double glazing and gas-fired central heating. The internal doors have been replaced, new carpeting, wiring and plumbing (as necessary), new quality kitchen and bathroom. An internal inspection is highly recommended.

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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Replacement front door opening to:

### **ENCLOSED ENTRANCE PORCH**

Floor covering as laid. Door through to:

### **CLOAKROOM**

WC. Wash basin.

Secondary internal front door leading to:

### **SITTING ROOM**

Double glazed window with fitted slatted blinds. A feature of this room is the open fireplace with hearth and beam over with wood burning stove. Newly laid carpeting.

### **REFURBISHED KITCHEN/DINING ROOM**

#### **Dining Area:**

Double glazed window to rear. Vertical radiator. Floor covering as laid.

#### **Kitchen Area:**

Completely refurbished with new base and eye level units with inset ceramic single drainer sink unit with monobloc tap. Marble effect worktop surfaces. Integrated dishwasher, washing machine and fridge freezer. Induction hob with extractor over and oven under. Floor covering as laid and edged floor lighting. Under lighters. Door opening to rear garden.

### **STAIRCASE**

Refitted carpeting. Leading to:

### **LANDING**

Window and blind to side. Airing cupboard with new gas-fired combi boiler. Access to insulated loft area.

### **BEDROOM 1**

Window to front with fitted blind. Radiator. Fitted carpeting. Wardrobe recess.

### **BEDROOM 2**

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

### **BEDROOM 3**

Window to front with fitted blind. Bulkhead recess cupboard area. Radiator. Fitted carpeting.

### **BATHROOM**

Superbly refitted out with ceramic tiled flooring and walls. Vanity unit housing hand wash basin and WC. Shaped panelled bath with fitted shower attachment. Heated towel rail.

### **OUTSIDE**

#### **FRONT**

To the front of the property is a large area of car parking and driveway which is neatly maintained.

#### **GARAGE**

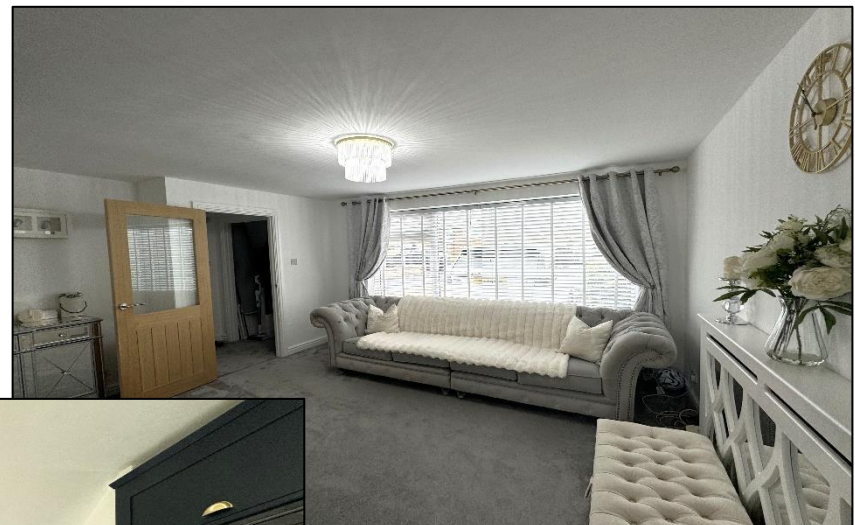
Up and over door. Larger than average.

#### **REAR**

The garden is laid to lawn with paved area and is neatly screened.

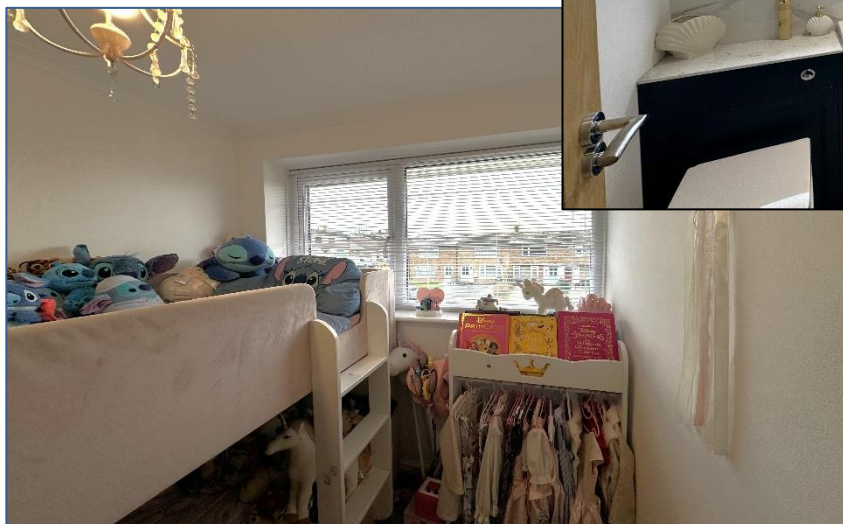
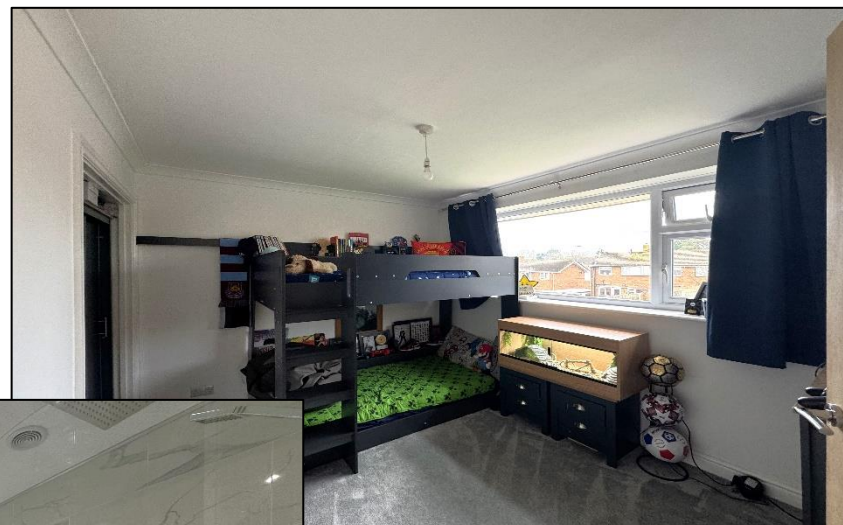


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### MONEY LAUNDERING REGULATIONS

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.*

### COUNCIL TAX

Maidstone Borough Council Tax Band D

### ENERGY PERFORMANCE CERTIFICATE

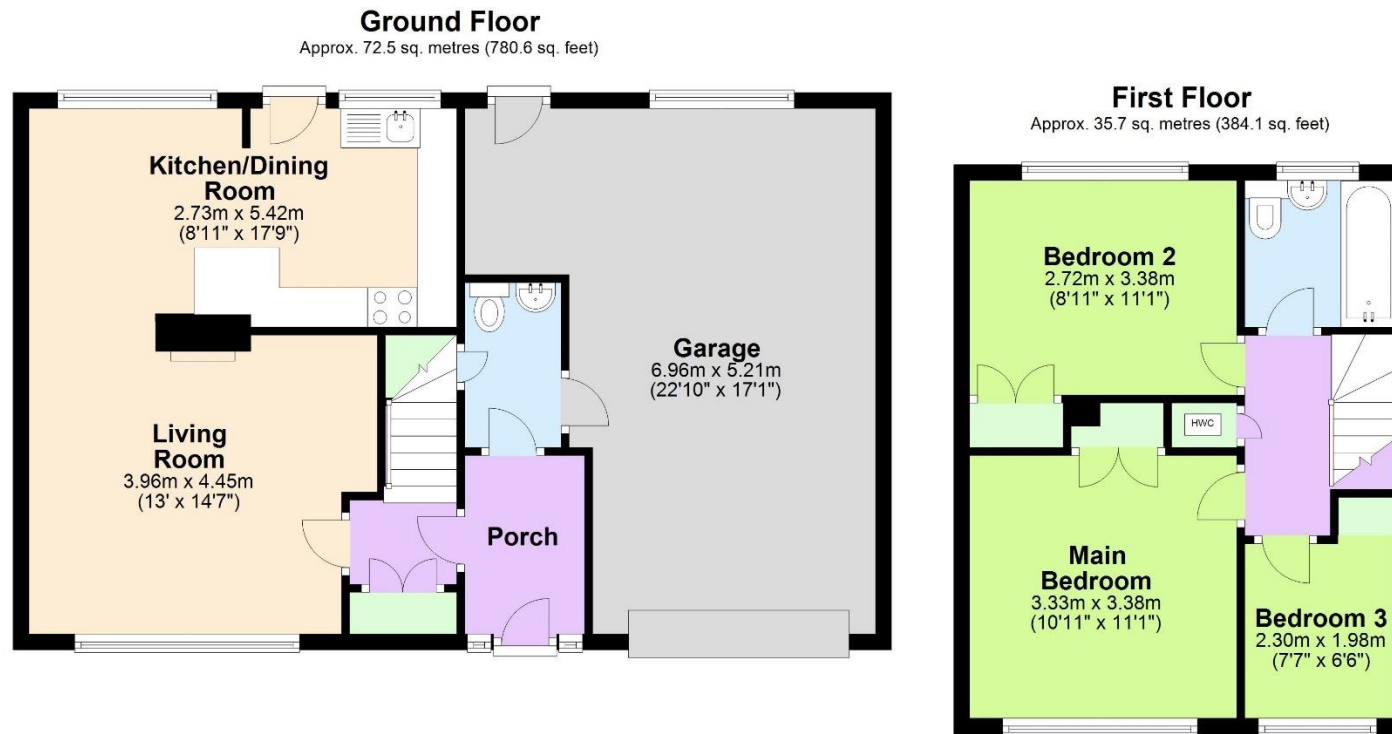
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D



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## FLOORPLANS



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)

(Note - measurements are only approximate)  
Plan produced using PlanUp.