

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**17 RAGS FIELD  
STAPLEHURST  
KENT**

**TN12 0FQ**

**PRICE £329,950 FREEHOLD**



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

rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 17 RAGS FIELD, STAPLEHURST, KENT, TN12 0FQ

**DECEPTIVELY SPACIOUS AND WELL PRESENTED, A MID-TERRACED PROPERTY IN A LOVELY, SECLUDED SETTING ON THE EDGE OF THE VILLAGE OF STAPLEHURST BUILT APPROXIMATELY 5 YEARS AGO**

**ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND CAR PARKING FOR TWO CARS**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Staplehurst proceed to the main traffic lights and turn into the Headcorn Road. Take the left turning into Great Threads, continue along, bear right into Rags Field and the property will be found with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a deceptively spacious and well-presented mid-terraced property built approximately 5 years ago to a high standard. Additionally, the owners have refloored the hallway and living room with LVT wood effect quality flooring. Radiator covers will be left where fitted. An internal inspection is highly recommended to appreciate the spaciousness of this property.

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.





## 17 RAGS FIELD, STAPLEHURST, KENT, TN12 0FQ

Front door opening into:

### ENTRANCE HALLWAY

LVT wood effect flooring. Radiator with cover. Useful downstairs cupboard.

### CLOAKROOM

WC. Radiator. Hand wash basin.

### LIVING ROOM

Window to rear and door opening onto rear garden. Radiator. LVT wood effect flooring.

### KITCHEN

Window to front enjoying open views. Fitted out with base and eye level units and sink unit. Integrated dishwasher, fridge freezer, Zanussi electric oven with gas hob and extractor hood over. Fitted spotlights. LVT wood effect flooring. cupboard housing Ideal gas-fired boiler serving domestic hot water and central heating.

### STAIRCASE

Fitted carpeting to:

### SPACIOUS LANDING

Access to loft area which is part-boarded and insulated. Large useful storage cupboard.

### BEDROOM 1

Window to rear. Fitted carpeting. Radiator.

### BEDROOM 2

Window to front. Fitted carpeting. Radiator.

### BATHROOM

Window to front. Useful storage cupboard. Panelled bath with shower attachment and screen. Hand wash basin. WC. Spotlights. Radiator.

### OUTSIDE

The property enjoys an area of front garden laid to lawn with pathway and established shrubs. The garden lies to the rear which is fully fenced with an area of paved terrace and a further wicker fenced grassed area. Garden shed. Two allocated car parking spaces.

### COUNCIL TAX

Maidstone Borough Council Tax Band C

### ENERGY PERFORMANCE CERTIFICATE

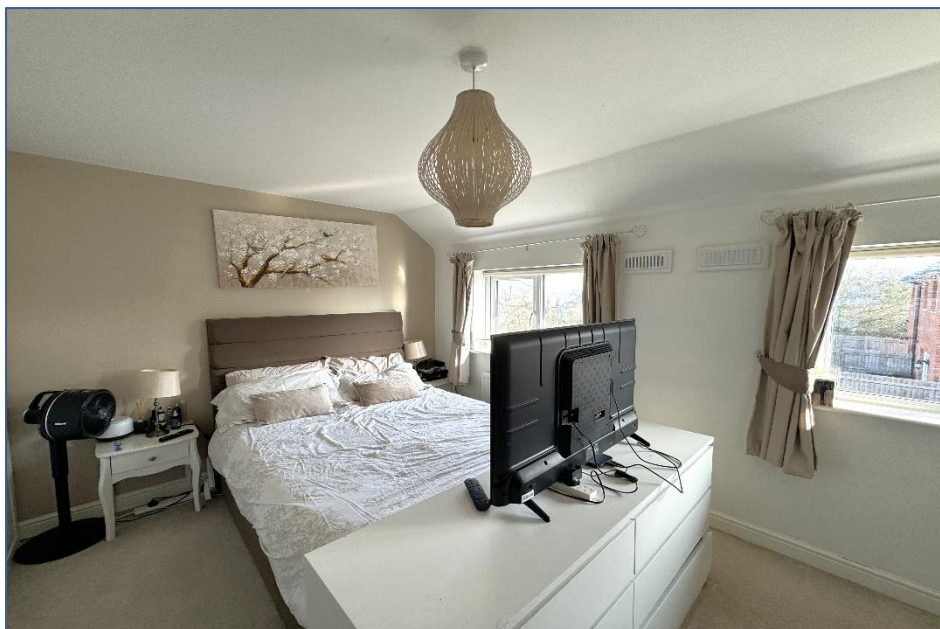
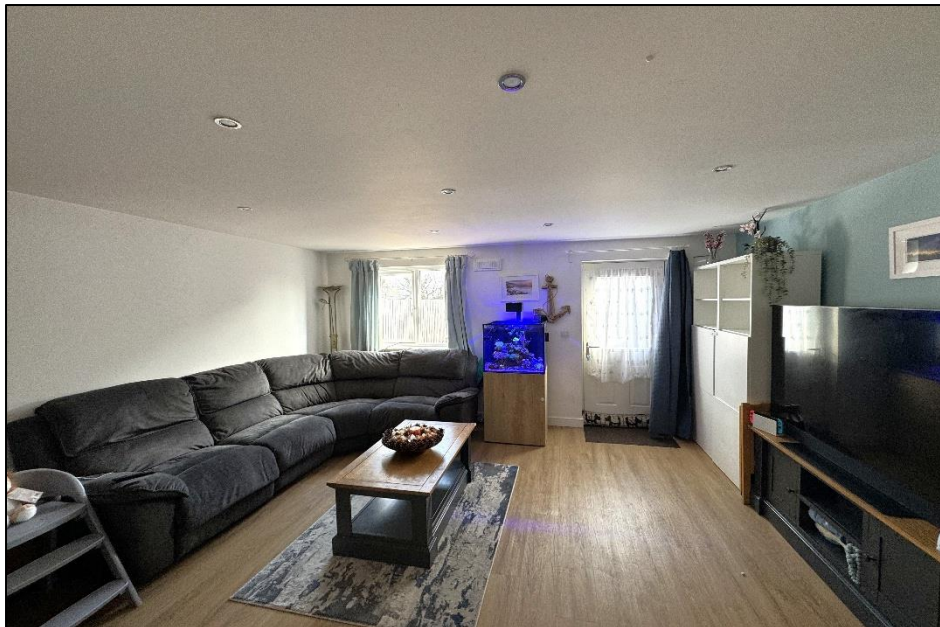
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

### 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.

## 17 RAGS FIELD, STAPLEHURST, KENT, TN12 0FQ





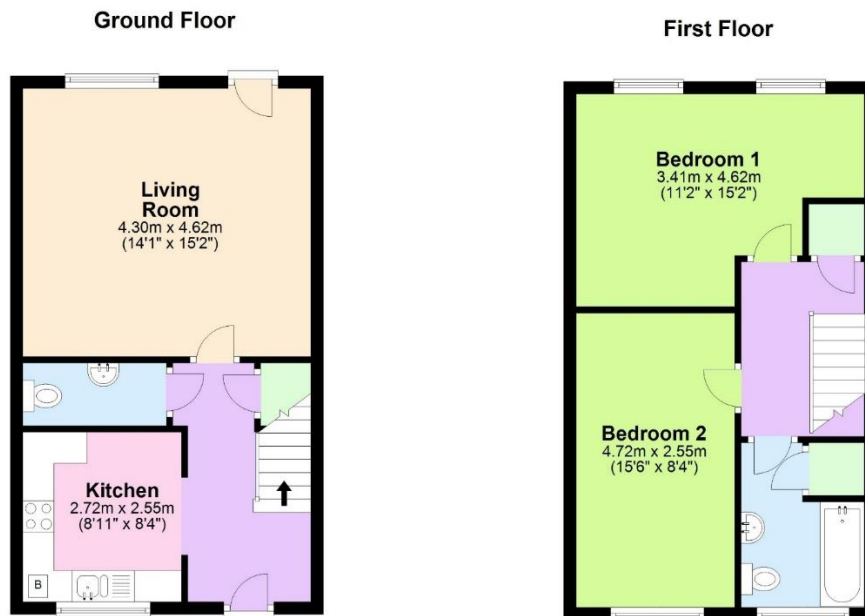
## 17 RAGS FIELD, STAPLEHURST, KENT, TN12 0FQ



*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.*

# 17 RAGS FIELD, STAPLEHURST, KENT, TN12 0FQ

## FLOORPLANS



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.