

# RADFORDS

ESTATE AGENTS

*Village Houses*



**112 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0LL  
PRICE £379,950 FREEHOLD**



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# 112 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LL

**AN UPDATED AND WELL-PRESENTED SEMI-DETACHED HOUSE WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA  
ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING AREA, CONSERVATORY, LANDING, THREE BEDROOMS, BATHROOM,  
GARAGE, DRIVEWAY, GARDENS TO FRONT AND REAR**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Staplehurst proceed into Offens Drive, continue to the end and turn right into Bathurst Road. Continue along and after passing Pope Drive the road bears slightly to the right and the property will be found opposite Bathurst Close with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a spacious and well-presented semi-detached property offering good family living accommodation. Features include a spacious living room and well fitted kitchen with the added benefit of a conservatory overlooking the rear of the garden. The bedrooms are good sized and the property has an updated 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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The accommodation comprises: -

Double glazed front door opening to:

## **ENTRANCE HALL**

Radiator. Laminate flooring. Space for potential cloakroom.

## **LIVING ROOM**

Double glazed bay window to front. Feature brick fireplace with mantle housing gas-effect stove with adjoining alcove with shelving and cupboards. Fitted carpeting. Radiator.

## **DINING AREA**

Fitted carpeting. Radiator.

## **KITCHEN AREA**

Window to rear and door opening onto rear garden. Fitted out with range of base and eye level units with stainless steel single drainer sink unit. Gas hob with extractor hood over. Fitted oven. Cupboard housing Baxi boiler serving domestic hot water and central heating. Laminate flooring. Integrated fridge freezer and washing machine. Radiator.

## **CONSERVATORY**

Double opening doors onto rear terrace. Fitted carpeting.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **LANDING**

Window to side with venetian blind. Fitted carpeting. Airing cupboard.

## **BEDROOM 1**

Window to front with fitted blind. Radiator. Fitted out with full range of fully fitted wardrobe cupboards with TV point within. Fitted carpeting. Vanity alcove area.

## **BEDROOM 2**

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

## **BEDROOM 3**

Window to side with blind. Useful bulkhead storage area with fitted shelving. Radiator. Fitted carpeting.

## **BATHROOM**

Underfloor electric heating. Window to rear. Tap less bath with fitted power shower and screen. Hand wash basin. WC. Heated towel rail.

## **OUTSIDE**

The property enjoys a good-sized front garden laid mainly to lawn with established hedge. Bricked pathway driveway with parking for at least 2/3 cars. Access to garage with up and over door, light and power. Side gate leading through to rear garden. Spacious quality garden shed which could become an office if needed. Paved patio area and the rest of the garden is laid to lawn with fenced boundaries.

## **COUNCIL TAX**

Maidstone Borough Council Tax Band D

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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.*

ENERGY PERFORMANCE CERTIFICATE

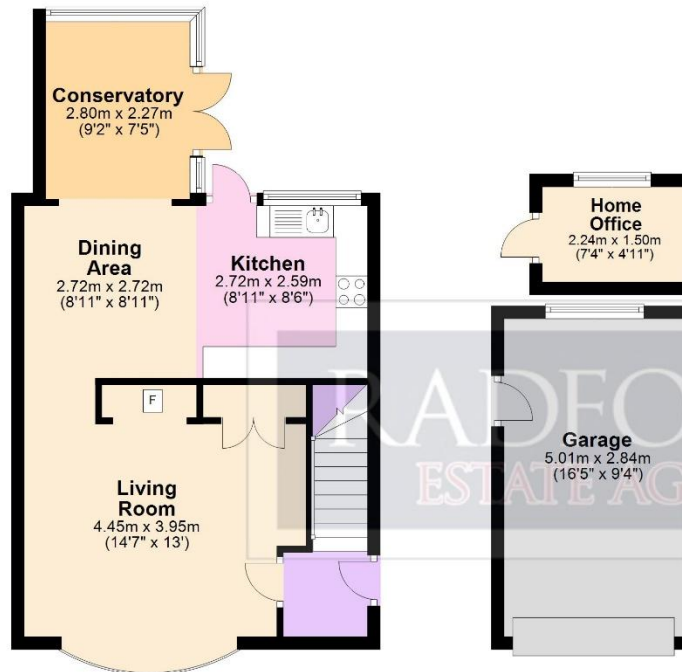
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

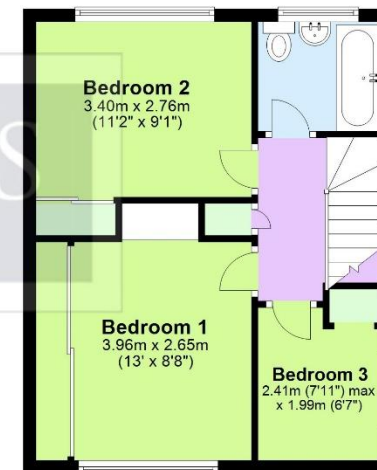
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.