

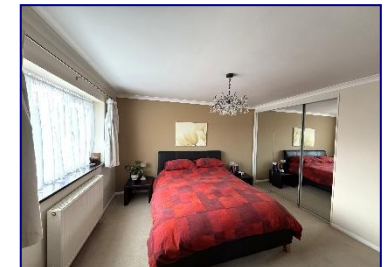
RADFORDS
ESTATE AGENTS

Village Houses



**96 BATHURST ROAD,
STAPLEHURST,
KENT TN12 0LJ**

PRICE £495,000 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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96 BATHURST ROAD, STAPLEHURST, KENT TN12 0LJ

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED HOUSE WITH ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, MASTER BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, SPACIOUS GARAGE, CAR PARKING FOR SEVERAL CARS AND SECLUDED REAR GARDEN. CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst, proceed into Offens Drive and continue to the end and turn right into Bathurst Road, continue along and the property will be found a short way along on the right hand side just before Pope Drive, with our For Sale board outside.

DESCRIPTION

An outstanding example of a spacious and well extended semi detached house, with no onward chain. The property would ideally suit a young family. Full gas fired central heating installed, being a 4 bedroom house property, one of the big features is the master bedroom with a spacious en suite shower room and separate family bathroom. Garage is spacious and 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 replacement front door opening to:

ENTRANCE HALL

With fitted carpet, radiator.

LIVING ROOM

Radiator, fitted carpet, the feature of this spacious room is the living flame log effect gas fire in stone effect fireplace with surround. Useful understairs cupboard.

DINING ROOM

Approached through double glazed panelled doors with patio doors opening on to a terrace. Fitted carpet, radiator.

CONSERVATORY

With doors opening on to the terraced area

KITCHEN/BREAKFAST ROOM

L shaped with fitted wood laminate flooring, two windows to rear with door leading onto the conservatory area. Range of base and eye level units with hard wood effect worktops surfaces with inset stainless steel 1.5 bowl sink unit with mono blanc tap. Integrated five ring gas hob with extractor hood over. AEG combined cooker and microwave oven. Space and plumbing for washing machine and dishwasher, integrated fridge freezer, fitted spotlights, radiator. Additional area with a range of matching units.

STAIRCASE

With fitted carpet to L shaped landing. Note access to bath plumbing with useful side panel. Two separate loft entrances, useful storage cupboard and spacious double shelved airing cupboard with automatic lighting.

MASTER BEDROOM

With window to rear, radiator, fitted carpet, fitted quality triple wardrobe cupboards with mirrored doors, further deep single cupboard.

ENSUITE

With corner shower cubicle, oval wash basin set in quality vanity unit with fitted cupboards, drawers etc. Low level WC suite, chrome heated towel rail, independent electric underfloor heating.

BEDROOM 2

With window to front, radiator, fitted carpet, large double wardrobe cupboard with one mirrored door.

BEDROOM 3

With window to front, radiator, fitted carpet, triple fitted wardrobe cupboard with mirrored doors.

BEDROOM 4

With window to front, radiator, fitted carpet, useful bulk head cupboard.

FAMILY BATHROOM

With shaped bath, fixed rainfall shower, and screen with hand held shower attachment, wash basin in vanity unit, low level WC, tiled walls, chrome heated towel rail.

OUTSIDE

The property is nicely screened from the road with a well maintained hedge and flowering tree. Area of lawn and car parking space for at

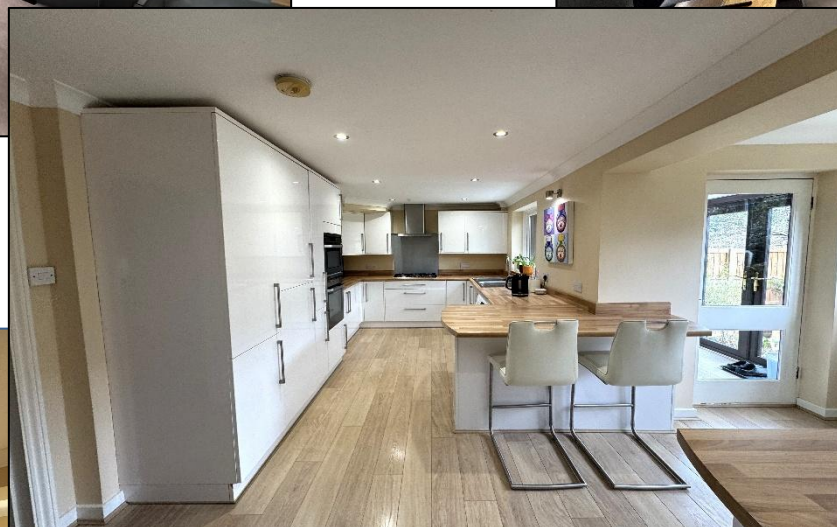
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least 2/3 cars. Spacious single garage with up and over door, light and power.

SIDE ACCESS

Through gate to rear garden, with paved terrace and area of lawn. The garden is fully fenced with established herbaceous borders and shrubs. An additional area of decking to the rear and a good quality garden shed as well as an outside tap for a hose attachment.

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COUNCIL TAX

Maidstone Borough Council Tax Band

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		82
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.

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FLOORPLANS



Total area: approx. 155.0 sq. metres (1668.6 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.