

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**50 POYNTELL ROAD  
STAPLEHURST**

**KENT**

**TN12 0SA**

**PRICE £275,000 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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01580 893152

# 50 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

**AN IMMACULATE END OF TERRACED TWO BEDROOMED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST**

**OPEN PLAN LIVING AREA/DINING AREA/KITCHEN AREA, LANDING, TWO BEDROOMS, BATHROOM, GOOD-SIZED GARDEN, GARAGE EN BLOC, CAR PARKING SPACE**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and take the first turning right into Poyntell Road. The property will be found a short way along straight ahead with our For Sale board outside.

## **DESCRIPTION**

Ideal for the first time buyer, an end of terraced well-presented property offering good sized accommodation. The property is conveniently situated within the village for easy walking distance to the local shops and mainline station.

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.





## 50 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

Adjoining storage cupboard. Front door opening through to:

### OPEN PLAN LIVING AREA, DINING AREA AND KITCHEN

Window to front with fitted venetian blind. Radiator. Wood laminate flooring. Dining area extending through to:

### KITCHEN AREA

Window to front with fitted blind. Wood laminate flooring. Fitted out with range of base and eye level units with stainless steel single drainer sink unit. Tiled splashbacks. Spotlights.

### STAIRCASE

Carpeted pads. Leading to:

### LANDING

Useful cupboard with fitted shelving. Access to loft area.

### BEDROOM 1

Window to front. Radiator. Built-in wardrobe cupboard. Fitted carpeting.

### BEDROOM 2

Window to side. Radiator. Fitted carpeting.

### BATHROOM

Panelled bath with shower attachment. Hand wash basin in vanity unit. WC. Radiator. Recently installed Harien gas-fired boiler serving domestic hot water and central heating.

### OUTSIDE

The property enjoys an area of garden situated to the side of the property with access through gate. The garden is laid mainly to lawn with paved terrace, fenced and garden shed.

### GARAGE EN BLOC

Up and over door.

### COUNCIL TAX

Maidstone Borough Council Tax Band B

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
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.

*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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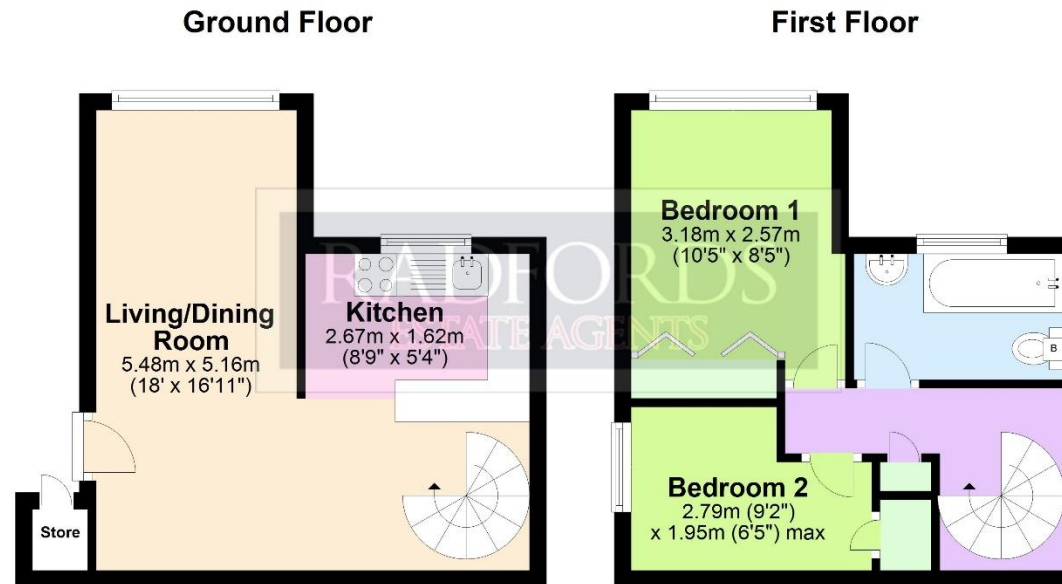


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## FLOORPLANS



Total area: approx. 47.0 sq. metres (506.1 sq. feet)

Dimensions are approx  
Plan produced using PlanUp.