

RADFORDS
ESTATE AGENTS

Village Houses



**25 JAGGARD WAY
STAPLEHURST
KENT
TN12 0LF
PRICE £465,000 FREEHOLD**



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

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25 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LF

**A UNIQUE OPPORTUNITY TO ACQUIRE AN ARCHITECT DESIGNED DETACHED AND ECO-FRIENDLY CHALET BUNGALOW
CONVENIENTLY SITUATED WITHIN THE CENTRE OF THE WEALDEN VILLAGE OF STAPLEHURST**

**ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM, WITH ADDITIONAL ATTIC ROOM
ABOVE, LANDSCAPED COURTYARD GARDENS WITH PARKING AREA FOR SEVERAL CARS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of the village, proceed into Offens Drive, which is between the shopping parade. Continue along and take the second turning left into Jaggard Way and the property will be found on the corner with our For Sale board outside.

DESCRIPTION

An opportunity to acquire an individual architect designed and eco-friendly property incorporating many additional features including under floor heating, internal sprinkler system and an internal ventilation system. The property is economical to run. There are feature courtyard style garden areas which complement generally what is on offer. Situated within easy walking distance of the immediate shopping facilities, medical centre and the primary school.

The property is set within the centre of the popular Wealden village of Staplehurst with its range of local amenities including post office, 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 with approximate dimensions comprises: -

ENTRANCE HALL

Approached through double glazed front door. Oak stripped flooring. Useful cloaks cupboard. Roof light.

LIVING ROOM

15'0" x 12'9". Spacious opening double glazed patio doors overlooking terrace and courtyard garden which form a large feature of this property. Oak stripped flooring. Gas point. Useful deep storage cupboard.

KITCHEN

9'9" x 8'4". Window to side. Fully fitted out with range of base and eye level units incorporating a stainless-steel single drainer sink unit with monobloc tap. Integrated Ikea ceramic hob with extractor hood over. Zannuis oven and Ikea microwave oven. Tiled splashbacks. Ceiling spotlights.

BEDROOM 1

12'8" x 11'4". Window to front. Oak stripped flooring.

BEDROOM 2

9'8" x 7'8". Window to front. Oak stripped flooring.

SPACIOUS WALK-IN SHOWER ROOM

Quality spacious walk-in shower with screen. WC. Hand wash basin. Tiled splashbacks. Chrome heated towel rail.

STAIRCASE

Leading to:

WITH ADDITIONAL ATTIC ROOM ABOVE

Currently fitted out as an overall open-planned layout with a central additional cloakroom with WC. Ample storage space. Velux window.

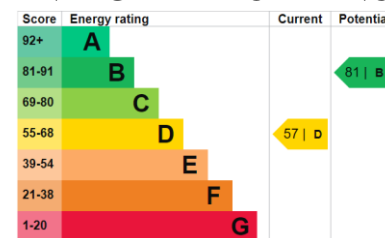
OUTSIDE

The property enjoys a frontage with gravelled driveway and hard standing for several cars. Leading through to the side with double gates opening to the side and rear of the property. The rear terrace and courtyard are beautifully maintained and presented with quality paving and brick work on two levels. The curtilage is fully fenced with well-stocked herbaceous borders. An electrically operated canopy is fitted over the patio doors with outside lighting. The garden shed is included. Additional useful quality shed/potential office/exercise room with light and power.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: D

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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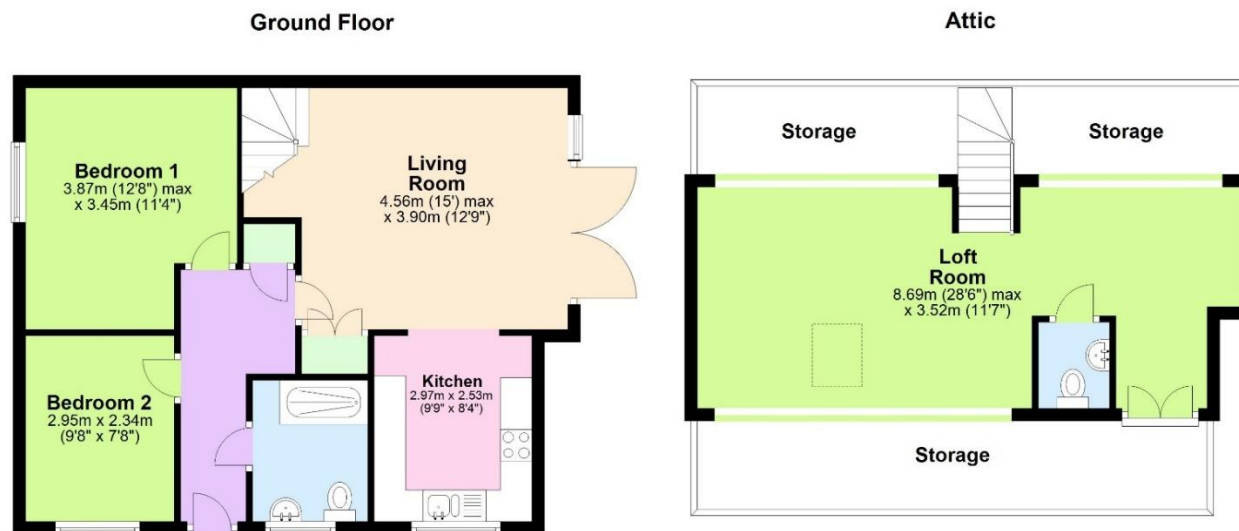


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FLOORPLANS



Total area: approx. 87.3 sq. metres (940.0 sq. feet)

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.