

RADFORDS
ESTATE AGENTS

Village Houses



**39 BUTCHER CLOSE
STAPLEHURST**

KENT

TN12 0TJ

PRICE £320,000 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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39 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 0TJ

**A WELL PRESENTED SEMI-DETACHED TWO BEDROOMED HOUSE SITUATED WITHIN THE VILLAGE OF STAPLEHURST
WITHIN EASY WALK DISTANCE TO THE VILLAGE AMENITIES**

**ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/DINER, LANDING, TWO BEDROOMS, BATHROOM, GARAGE, GARDENS,
CRANBROOK SCHOOL CATCHMENT AREA**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Continue along and take the second left into Pope Drive and first right into Butcher Close. The property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

Offered for sale with the benefit of vacant possession, a spacious, recently redecorated and well-presented two bedroomed semi-detached house with the advantage of a closed garden and garage. The property is conveniently situated within the village of Staplehurst.

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: -

FRONT DOOR

Opening through to:

ENTRANCE VESTIBULE

Wood flooring. Meter cupboard.

LIVING ROOM

Window to front. Radiator. Wood stripped flooring. Feature brick imitation fireplace. Understairs cupboard. Door leading through to:

KITCHEN/DINER

Window to rear and door opening onto rear garden. Well-fitted with a range of base and eye level units. Free standing cooker with extractor hood over. Floor covering as laid.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Access to loft area.

BEDROOM 1

Window to front. Radiator. Fitted carpeting.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting.

BATHROOM

Wood stripped flooring. Panelled bath. Hand wash basin. WC. Fitted electric shower. Shaver light and mirror.

OUTSIDE

The property enjoys an area of front garden with car parking and gates opening through to further parking area and access to detached single garage with up and over door. To the rear is a paved patio area and area of lawn within fenced garden.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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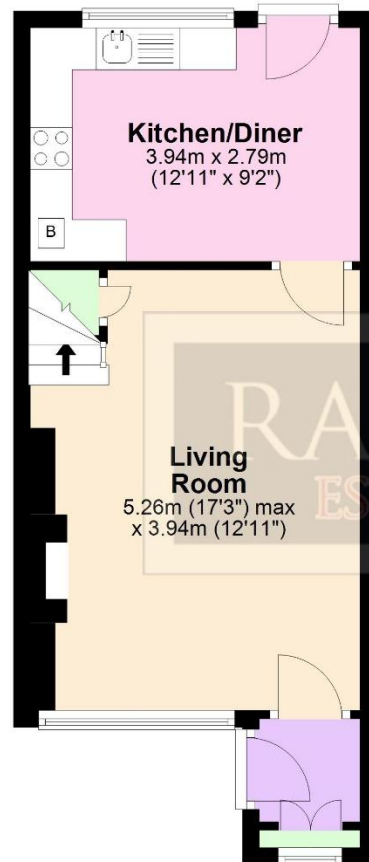
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 66.9 sq. metres (720.6 sq. feet)

Dimensions are approx

Plan produced using PlanUp.