

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**25 CHURCH GREEN
STAPLEHURST**

KENT

TN12 0BG

PRICE £328,300 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RESIDENTIAL LANDLORD ASSOCIATION

CMP

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25 CHURCH GREEN, STAPLEHURST, KENT, TN12 0BG

AN OPPORTUNITY TO ACQUIRE A SPACIOUS, SEMI-DETACHED PROPERTY IN STAPLEHURST WITH NO CHAIN

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, SEPARATE WC, TWO BEDROOMS, LARGE GARDEN, CAR PARKING FOR SEVERAL CARS, NO ONWARD CHAIN

Appointments : Viewings strictly by appointment with agents

DIRECTIONS

From the centre of Staplehurst proceed over the hill in the Cranbrook direction and take the first turning right into Church Green, continue along as then bear right and the property will be found a short way up on the right-hand side with a Radfords for Sale board outside.

DESCRIPTION

A rare opportunity to acquire a substantial semi-detached property with the full benefits of full gas central heating, replacement double-glazing and spacious accommodation. Offering a lot of potential for upgrading. Cavity wall installation and the property overlooks the open green area to the front.

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 :

ENTRANCE HALL

Replacement double glazed front door. with window to front. Fully Carpeted. Radiator. Understairs cupboard.

LIVING ROOM

Window to front. Panel radiator. Fitted carpet. Brickette-style fireplace. Ceiling fan.

DINING ROOM

Window to rear. Panel radiator. Fitted carpet.

KITCHEN

With base and eye level units with stainless steel single drain and sink unit, tiled flooring, Larder, Two windows to rear, Door to garden.

UTILITY ROOM

Window to side. Vaillant gas fired boiler serving hot water and central heating. Plumbing for automatic washing machine.

BATHROOM

With panelled bath and shower attachment. Hand wash basin. Panelled radiator. Window to side. Tile flooring.

SEPARATE WC

STAIRCASE

With carpeting to first floor landing with radiator and window to rear.

BEDROOM ONE

Window to front. Panelled radiator. Various built in wardrobe cupboards and Carpeting.

BEDROOM TWO

Window to side. Radiator. Carpeted. Airing Cupboard with immersion.

OUTSIDE

The garden enjoys a paved parking area to the front with parking for 2/3 cars with hedging and fence. Recently constructed side gate leading to side area. Spacious rear garden, tidy and laid to lawn. Substantial Garden Shed.



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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating : D

COUNCIL TAX

Maidstone Borough Council Tax Band

MONEY LAUNDERING REGULATIONS

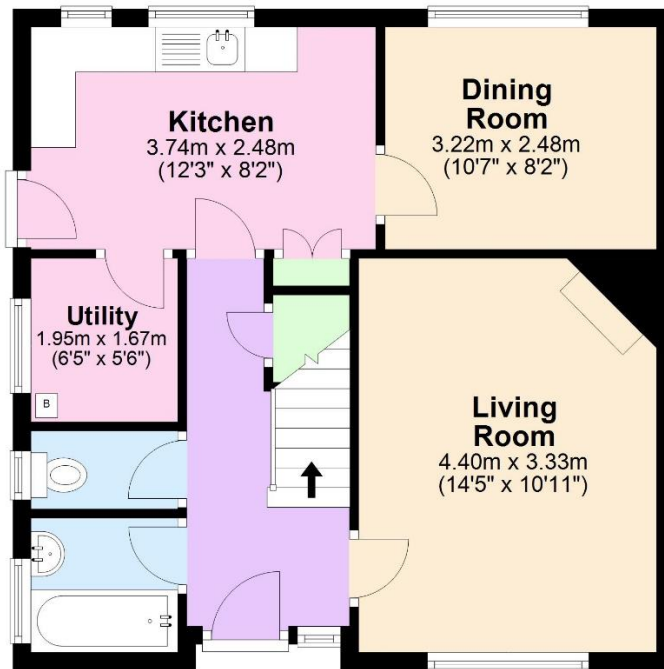
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 76.0 sq. metres (818.2 sq. feet)

Dimensions are approx

Plan produced using PlanUp.