

RADFORDS
ESTATE AGENTS

Village Houses



**9 LIDDICOAT ROAD
STAPLEHURST
KENT
TN12 0GB
PRICE £650,000 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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9 LIDDICOAT ROAD, STAPLEHURST, KENT, TN12 0GB

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE SITUATED IN QUIET RESIDENTIAL LOCATION WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, CLOAKROOM, LOUNGE, STUDY, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, LARGE GARAGE, WELL-MAINTAINED GARDENS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main crossroads, turn into Marden Road and proceed to the roundabout and take right into Hegarty Way. Continue bearing to the left, turn right into Allstrum Road and then bear left into Liddicoat Road. Follow the road round and the property will be found on the left-hand side.

DESCRIPTION

A beautifully presented detached family home occupying a quiet and secluded residential area on the edge of this development within the village of Staplehurst. The property overlooks a pond and allotments. Situated within the Cranbrook School Catchment Area. We highly recommend an internal inspection of this property to appreciate what is on offer. The accommodation is well-presented; the kitchen and bathrooms are finished to a high standard and the property enjoys the benefit of full gas-fired central heating and quality double glazing. Window blinds are included as fitted.

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

Spacious. Radiator. Floor covering as laid. Door opening through to:

STUDY

Window to front with venetian blinds. Radiator. Floor covering as laid.

CLOAKROOM

Spacious. Window to side. WC. Hand wash basin. Radiator. Useful deep understairs cupboard. Floor covering as laid.

LOUNGE

Bay window to front with fitted venetian blind. Two radiators. Fitted carpeting. Spotlights.

KITCHEN/DINING ROOM

A feature of which is the French style doors opening onto rear garden with fitted roller blinds. The kitchen is well-fitted with a range of base and eye level units with under lighters. Inset stainless steel 1½ bowl sink unit with drainer. Integrated dishwasher and fridge freezer. AEG five ring gas hob with extractor hood over and matching AEG electric oven. Floor covering as laid. Suspended lighting. Two radiators. Door off to:

UTILITY ROOM

Door opening to garden. Base and eye level units with sink unit. Plumbing for washing machine and space for tumble dryer. Wall-mounted gas-fired boiler. Radiator.

STAIRCASE

Fitted carpeting. Leading to:

GALLERIED LANDING

Window to side. Radiator. Airing cupboard with hot water tank. Access to loft area.

BEDROOM 1

Window to front with venetian blinds. Fitted carpeting. Radiator. Two ranges of fitted triple wardrobe cupboards with hanging and shelving. Door opening to:

ENSUITE

Walk-in shower. Hand wash basin. WC. Wall mirror. Heated towel rail. Shaver point.

BEDROOM 2

Two windows to front with fitted venetian blinds. Radiator. Fitted carpeting.

BEDROOM 3

Two windows to rear with fitted blinds. Fitted carpeting. Wardrobe cupboard. Radiator.

BEDROOM 4

Window to rear with fitted blind. Radiator. Fitted carpeting.

FAMILY BATHROOM

Window to rear. Panelled bath. Separate shower cubicle. Hand wash basin. WC. Heated towel rail. Wall mounted mirror.

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OUTSIDE

The property enjoys an area of front garden with car parking space for two cars. Access to spacious garage with up and over door, light and power. Side access. The south-facing rear garden enjoys a rear paved terrace area and laid to lawn with shrubs. Additional paved patio area behind the garage offering secluded area. Garden shed. Service area.

COUNCIL TAX

Maidstone Borough Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

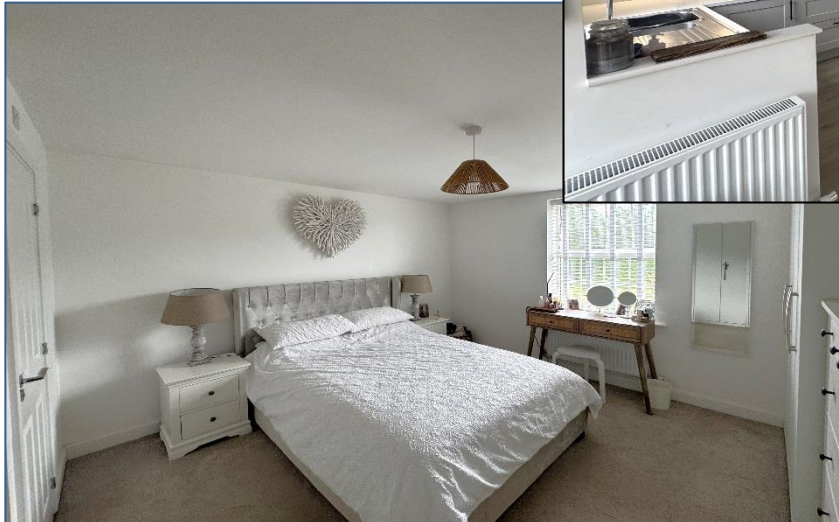
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

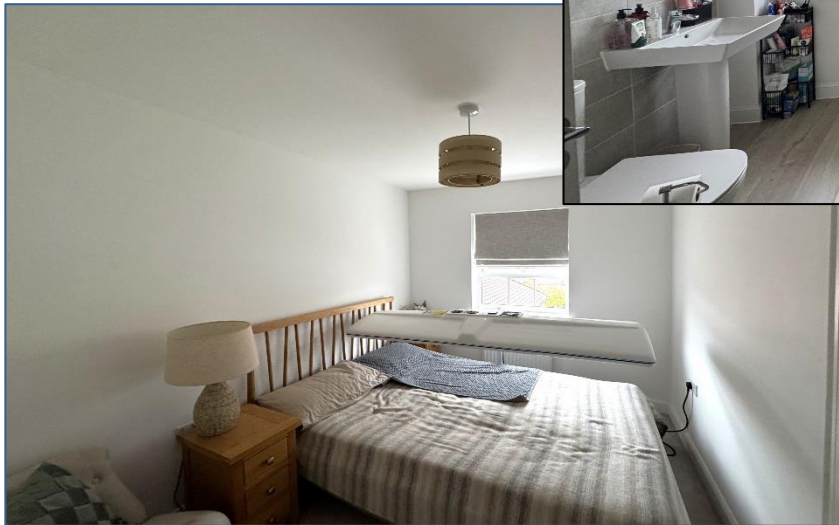
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FLOORPLANS

