

RADFORDS
ESTATE AGENTS

Village Houses

No Onward
Chain



**15 CORNER FARM ROAD
STAPLEHURST
TN12 0PJ**

PRICE £339,950 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** **RESIDENTIAL LANDLORDS & ASSOCIATION** **Client Money Protect**

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15 CORNER FARM ROAD, STAPLEHURST, KENT TN12 0PJ

OPPORTUNITY TO ACQUIRE AN END OF TERRACE PROPERTY WITH POTENTIAL FOR EXTENSION OR THE BUILDING FOR FURTHER PROPERTY SUBJECT TO PLANNING PERMISSION. THE CURRENT ACCOMMODATION PROVIDES, ENTRANCE HALL, LIVING ROOM, DINING AREA, KITCHEN, CONSERVATORY, LANDING, 3 BEDROOMS, BATHROOM, EXCEPTIONALLY LARGE GARDEN AND 2 DOUBLE GARAGES ON SITE. CRANBROOK SCHOOL CATCHMENT AREA, OFFERS INVITED FOR THE FREEHOLD, PRICE GUIDE £359,950

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

Proceed to the main crossroads, turning into Marden Road and take the first turning right into North Down, continue to the end and turn right again into Corner Farm Road and follow the road right round to the end and No 15 will be found on the right hand side on the corner.

DESCRIPTION

This is an excellent project for someone wishing to either speculate on either extending or creating an additional house within the grounds of this one-off opportunity of a potential building plot, subject to planning permission.

The main features are the large garden to the side and twin double garages currently on site which provide the space for further extension and development, subject to planning permission.

Alternatively, the property can be updated and improved as is and an internal inspection is highly recommended to appreciate what is on offer.

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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Accommodation comprises Front Door opening to:

ENTRANCE VESTIBULE

with tile flooring, door opening to

ENTRANCE HALL

with fitted carpet and understairs cupboard, door off to main.

LIVING ROOM

With window to front, double glazed, radiator, fitted carpet, fireplace with living flame gas fire, with stone hearth and surround.

DINING AREA

With laminate wood flooring, radiator, double patio doors opening to conservatory area.

KITCHEN

With double glazed window to rear and further door opening to conservatory area, tile flooring, base and eye level units with fitted stainless steel drainer sink unit, Stoves double oven, integrated gas hob with extractor hood over, fitted dishwasher. Old Oak Conservatory with double and side doors to rear garden, plumbing for washing machine.

STAIRCASE

With carpet leading to

FIRST FLOOR LANDING

With window to side double glazed with access to.

LOFT AREA

Partially insulated and boarded, airing cupboard with hot water cylinder.

BEDROOM 1

With window to front, radiator, double wardrobe cupboard, further range of wardrobe cupboards, laminated floor and ceiling fan.

BEDROOM 2

With window to rear, radiator, carpet, double wardrobe cupboard.

BEDROOM 3

With window to front, radiator, bulkhead cupboard, carpet.

BATHROOM

Panelled bath, handwash basin, low WC, radiator.

OUTSIDE

As previously mentioned, the property occupies a corner plot with an exceptionally larger than usual garden area, which extends to the back and side mainly. Additional benefit of 2 adjoining detached garages are included within the sale.

GARDEN

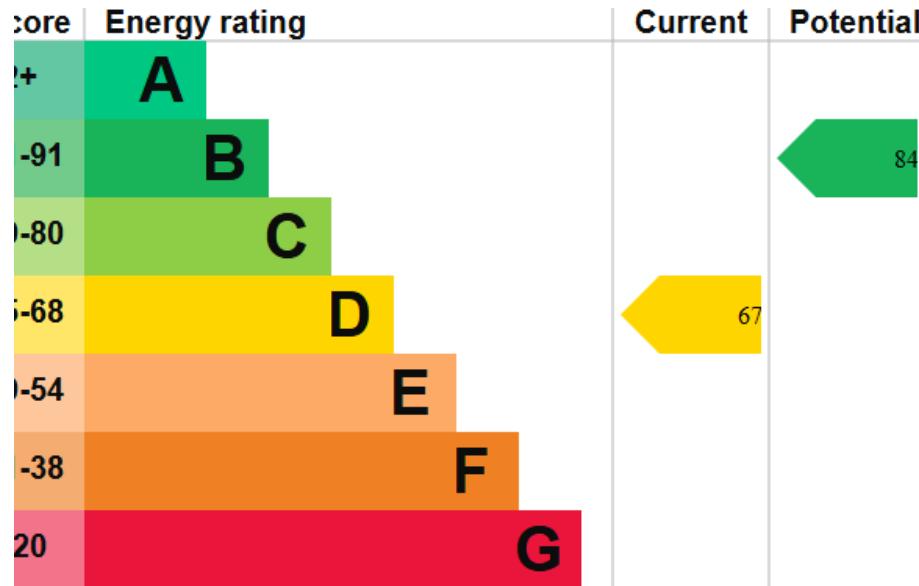
The main garden currently is laid to lawn with apple tree with a terraced area.

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COUNCIL TAX

Maidstone Borough Council Tax Band C

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.



ENERGY PERFORMANCE CERTIFICATE

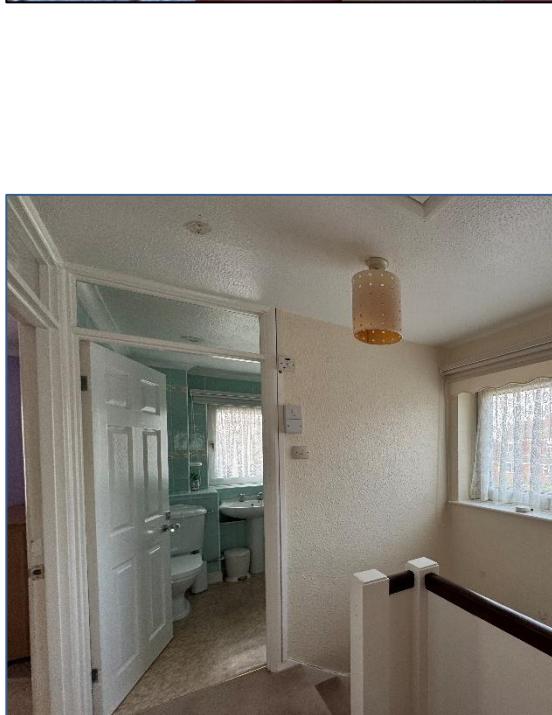
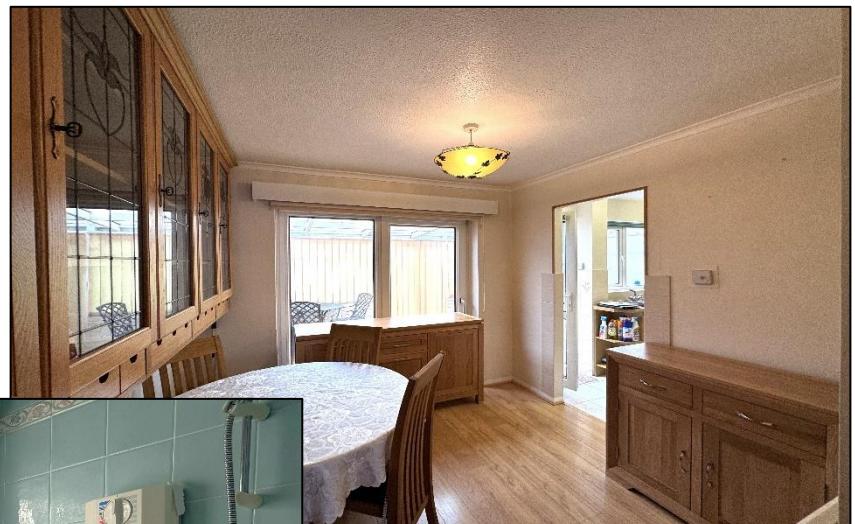
EPC Rating: D

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.

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

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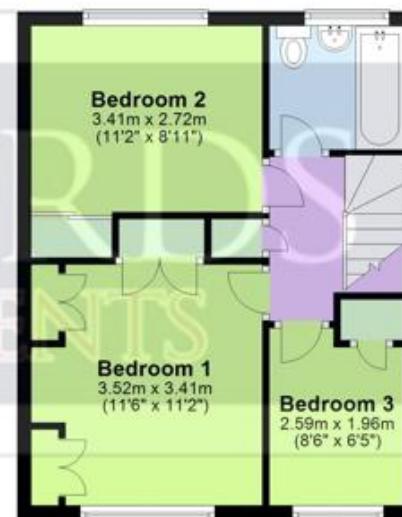
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.