

RADFORDS
ESTATE AGENTS

Village Houses



**43 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LQ
PRICE £335,000 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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43 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

A SPACIOUS AND WELL-PRESENTED SEMI-DETACHED PROPERTY SITUATED WITHIN THE CENTRE OF THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, GARAGE, LARGE AND WELL-MAINTAINED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed into Offens Drive, continue to the end and turn right into Bathurst Road. The property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a well-presented semi-detached property in need of some light refurbishment and updating. The property has the benefit of double glazing and central heating. The property enjoys a large garage with car parking for a couple of cars. Another feature is the terraced area overlooking the rear garden which is well-maintained and landscaped. There is additional storage area to the rear of the garage as well. An internal inspection is highly recommended.

The property is set within 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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ENTRANCE HALL

Approached through front door with cloaks cupboard housing gas-fired boiler serving domestic hot water and central heating.

LIVING ROOM

Double glazed window to front with venetian blind. Radiator. Fitted carpeting. Traditional fireplace.

DINING ROOM

French doors opening onto rear garden. Radiator. Fitted carpeting.

KITCHEN

Refitted some years ago. Window to rear and door opening to garden. Base and eye level units with single drainer sink unit. AEG double oven. Ceramic hob with extractor hood over. Washing machine. Dishwasher. Refrigerator. (the appliances have not been tested). Radiator.

STAIRCASE

Fitted carpeting.

LANDING

Airing cupboard with hot water cylinder. Access to loft area.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Built-in wardrobe cupboards.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Wardrobe cupboards.

BEDROOM 3

Window to front. Radiator. Fitted carpeting. Bulkhead cupboard.

BATHROOM

Panelled bath with Triton shower over. Hand wash basin. WC. Window to rear. Chrome heated towel rail.

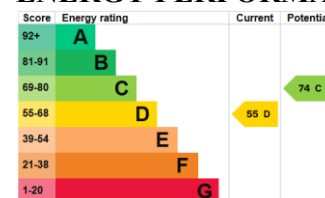
OUTSIDE

The property enjoys and area of front garden with car parking space for at least two cars. Garage with electrically operated up and over door, light, power and personal door. Side alleyway leading through to the rear. Situated to the rear of the garage is a storage area. A feature of the rear garden is the terraced area with brick retaining wall. The gardens are beautifully maintained with areas of lawn, herbaceous borders and shrubs. Greenhouse. Garden shed.

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.

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



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

Dimensions are approx.

Floor area does not include Garage etc

Plan produced using PlanUp.

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