

RADFORDS
ESTATE AGENTS

Village Houses



**36 JAGGARD WAY
STAPLEHURST
KENT
TN12 0LF
PRICE £410,000 FREEHOLD**



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36 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LF

A SPECTACULAR AND EXTENDED SEMI-DETACHED HOUSE SET IN THE HEART OF THE VILLAGE OF STAPLEHURST, HAVING BEEN REFURBISHED TO THE HIGHEST POSSIBLE STANDARD THROUGHOUT AND AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED

: ENTRANCE HALL, MAIN LIVING ROOM, ADDITIONAL FAMILY LIVING ROOM, WELL-FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, LANDING, THREE BEDROOMS, LUXURY BATHROOM.

VIEWINGS

Strictly by appointment with the Agent as above.

DESCRIPTION

No expense has been spared in the quality of the refurbishment with replacement double glazing, full gas fired central heating. The property has been extended to provide a large main living room area to the rear overlooking the rear garden. The kitchen has been refurbished to a very high standard as has the bathroom.

Externally the property enjoys a bricked paved driveway providing parking for at least three cars with a charging point for electric car. Single garage. Rear garden with a split-level terrace area, mainly laid to lawn with additional quality outbuilding currently in use as a gym but can easily become and office as well.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, new 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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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Approx. 130.5 sq. metres (1404.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)

