

RADFORDS
ESTATE AGENTS

Village Houses



**17 CORNER FARM ROAD
STAPLEHURST
KENT
TN12 0PJ
PRICE £535,000 FREEHOLD**



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17 CORNER FARM ROAD, STAPLEHURST, KENT, TN12 0PJ

AN EXCEPTIONALLY SPACIOUS AND EXTENDED END OF TERRACED PROPERTY HAVING BEEN REFURBISHED TO A VERY HIGH STANDARD AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALLWAY, LIVING ROOM, DAY ROOM, KITCHEN/DINING ROOM AREA, LANDING, FIVE BEDROOMS, FAMILY SHOWER ROOM, LANDSCAPED GARDENS, GARAGE IN NEARBY BLOCK

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into Marden Road and take the first turning right into North Down. Continue to the end, turn right into Corner Farm Road and as the road bears to the left, the property will be found on the corner with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire an extended and well-presented property situated in the village of Staplehurst. The property has been refurbished to provide a new quality kitchen and replacement shower room. The accommodation is in excellent decorative order throughout with many of the floors replaced with quality engineered oak. In addition, the internal doors have been replaced with solid handmade oak doors. There is an additional benefit of underfloor heating in the kitchen/dining room area. The bi-fold doors opening onto the rear terrace are a feature of the property. An internal inspection is highly recommended.

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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FRONT DOOR

Opening through to:

ENTRANCE HALLWAY

Oak engineered flooring. Vertical radiator. Cloaks cupboard.

LIVING ROOM

Window to front with fitted vertical blinds. Oak engineered flooring. Fireplace with solid oak mantle and surround with slate hearth. Recessed spotlights. Working fireplace. Folding Oak doors opening through to:

DAY ROOM

Window to front with vertical blinds. Oak engineered flooring. Radiator. Useful understairs cupboard.

KITCHEN/DINING ROOM AREA

Fitted out with range of quality base and eye level units with under lighters and recessed lighting. Inset ceramic single drainer sink unit with quality monobloc tap. Integrated dishwasher. Bosch washing machine. Space for fridge freezer (the fridge freezer may be available independently). Twin fitted double ovens. Integrated dishwasher, washing machine and large fridge/freezer. Bosch induction ceramic hob with extractor hood over. Tiled splash backs. Recessed spotlights. Cupboard housing gas-fired boiler serving domestic hot water and central heating. Quality slated tiled flooring with underfloor heating throughout. Two windows to rear with fitted vertical blinds. Bi-fold doors opening onto terraced area.

STAIRCASE

Leading to:

LANDING AREA

Radiator. Two accesses to loft area. Airing cupboard with hot water cylinder and immersion.

BEDROOM 1

Window to front with vertical blinds. Oak engineered flooring. Radiator. Double wardrobe cupboard.

BEDROOM 2

Window to rear with vertical blinds. Oak engineered flooring. Radiator. Double wardrobe cupboard.

BEDROOM 3

Window to front with vertical blinds. Radiator.

BEDROOM 4

Window to rear with vertical blinds. Radiator. Oak engineered flooring. Recessed spotlights.

FAMILY SHOWER ROOM

Window to rear. Walk-in shower with fitted power shower. Quality hand wash basin. WC. Tiled walls. Chrome heated towel rail.

BEDROOM 5

Window to front with vertical blinds. Oak engineered flooring. Bulkhead cupboard.

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OUTSIDE

The property enjoys a large area of gravelled frontage in neat and tidy condition. The remaining garden is laid to the rear and there are two large terraced areas which are paved with quality black limestone and sandstone with an inset stone path leading through area of lawn with further blackstone & sandstone paved patio area and fitted gazebo. Outside tap. Rear access to garage which adjoins the property in adjacent block.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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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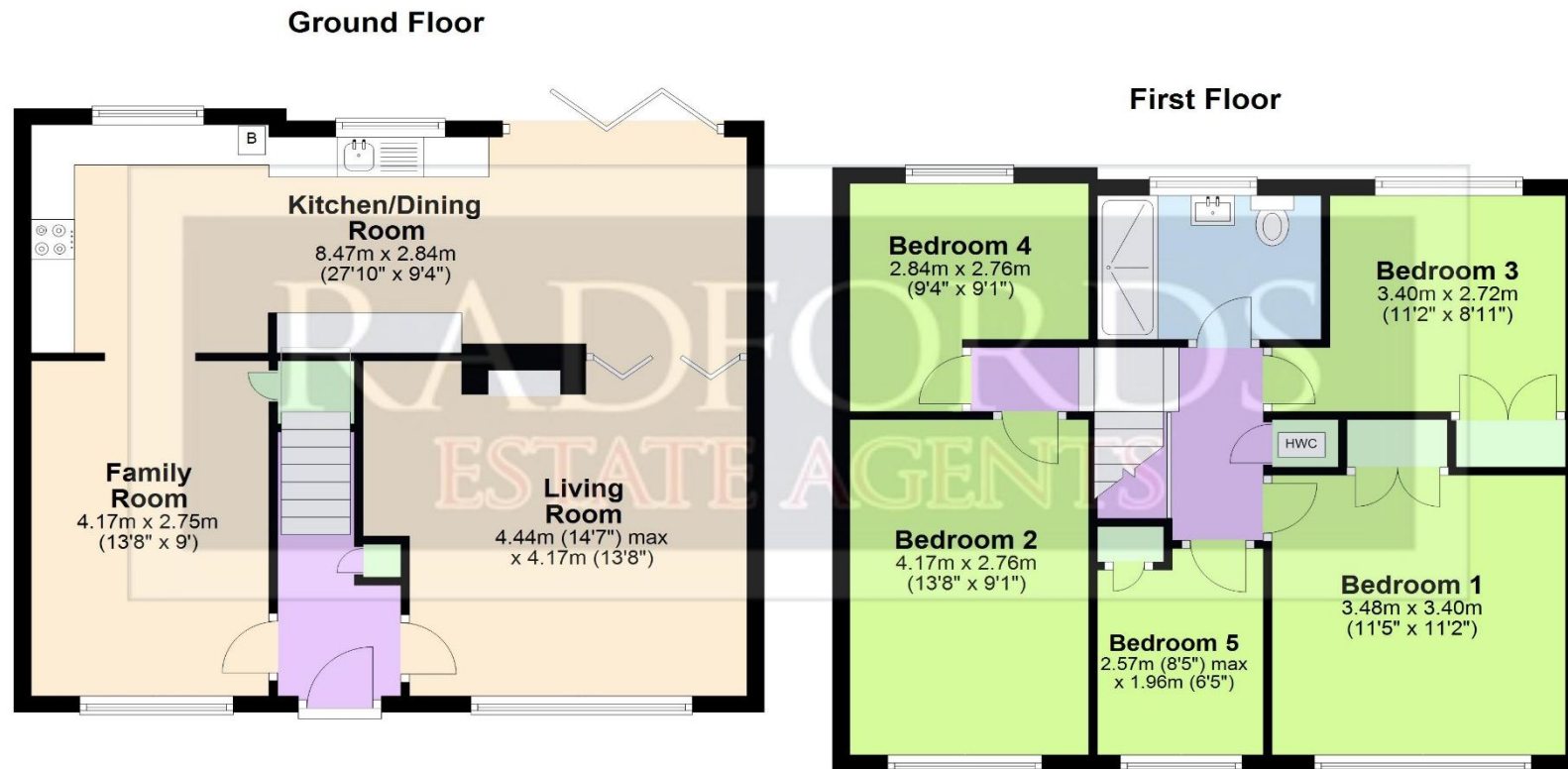


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FLOORPLANS



Total area: approx. 115.9 sq. metres (1247.8 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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