

RADFORDS

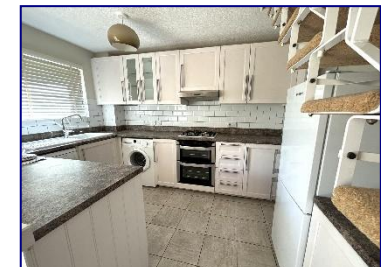
ESTATE AGENTS

Village Houses

No Onward
Chain



**4 KNOWLES WALK,
STAPLEHURST,
KENT
TN12 0SG
£345,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

4 KNOWLES WALK, STAPLEHURST, KENT, TN12 0SG

A BEAUTIFULLY PRESENTED THREE BEDROOMED, MID-TERRACED PROPERTY.

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/DINING AREA, LANDING, 3 BEDROOMS, BATHROOM, GARDEN, GARAGE EN BLOC & CAR PARKING SPACE, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights and turn into Headcorn Road, take the second right into Poyntell Road and continue until after Alen Square is behind you continue on foot and the property will be found a short walk upon the green walkaway after the sign for the road with our For Sale board outside.

DESCRIPTION

A beautifully presented mid-terraced house with a south facing garden. The kitchen and bathroom are immaculate. The property has the advantage of a garage en bloc to the rear with car parking space as well. The property benefits from full gas-fired central heating and fitted carpeting throughout. The gardens are well maintained, and the rear garden has the added bonus of being South facing. **There is no onward chain.**

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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Replacement front door leading to:

ENTRANCE VESTIBULE

Spacious porch. Door leading to:

LIVING ROOM

Window to front. Radiator to side. Fitted carpeting. Spacious living area.

KITCHEN/DINING

Window to rear and double door to garden. Radiator. Fitted out with range of base and eye level units with tiled splashbacks. Stainless steel 1.5 ceramic drainer sink unit. Plumbing and space for washing machine. Fridge freezer. Belling gas oven and hob with extractor hood. Tiled flooring. Stairs leading to :

LANDING

Spacious landing with doors leading onto:

BEDROOM 1

Window to front. Radiator to front. Fitted carpeting.

BEDROOM 2

Window to rear. Radiator to rear. Fitted carpeting.

BEDROOM 3

Window to front. Radiator to front. Fitted carpeting.
Fitted wardrobe.

BATHROOM

Bathtub with shower attachment. Hand wash basin. WC. Fitted cupboard. Tiled flooring. Radiator to side.

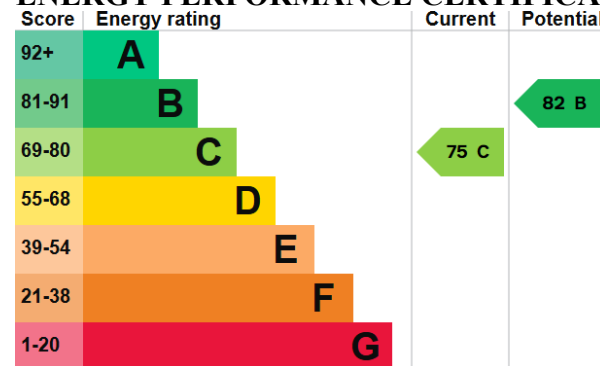
OUTSIDE

The south facing rear garden enjoys a concreted path to the gate which lead to the rear car parking and garage en bloc. The garden benefits from plenty of foliage and rear access. The front garden overlooks the Poyntell Rd pond which creates dappled shade for the otherwise bright property.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

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MONEY LAUNDERING REGULATIONS

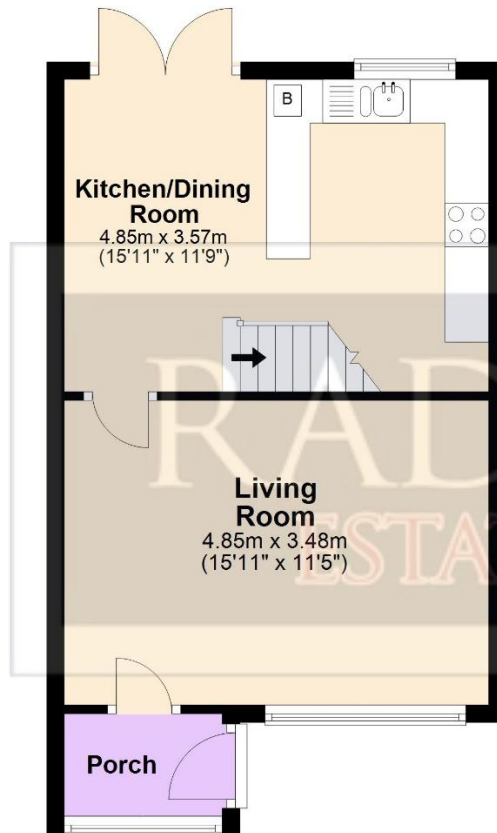
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



First Floor



Total area: approx. 71.6 sq. metres (771.2 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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