

RADFORDS
ESTATE AGENTS

Village Houses



**15 ALEN SQUARE
STAPLEHURST
KENT
TN12 0SB
PRICE £255,000 FREEHOLD**



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15 ALLEN SQUARE, STAPLEHURST, KENT, TN12 0SB

REALISTICALLY PRICED FOR A QUICK SALE. AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOMED END MID-TERRACED PROPERTY SET WITHIN THE VILLAGE OF STAPLEHURST.

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, BATHROOM, GARDENS, GARAGE EN BLOC, CSCA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and take the second right into Poyntell Road. Follow the road, take the second right into Allen Square and the property will be found at the end with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a spacious three bedroomed mid-terraced property situated in a cul de sac position. The property is a project but does have the benefit of replacement double glazing and gas-fired central heating. The property has the benefit of a garage en bloc and an external car parking area.

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 leading to:

ENTRANCE PORCH

Further door opening through to:

LIVING ROOM

13'8" x 11'1". Window to front. Living flame gas fire in fireplace. Radiator. Understairs cupboard.

KITCHEN/DINER

17'6" x 8'10". Window to rear and patio door opening onto rear garden. Base and eye level units as fitted. Radiator.

STAIRCASE

Leading to:

LANDING

Airing cupboard. Access to loft.

BEDROOM 1

11'6" x 10'1". Window to front. Radiator.

BEDROOM 2

11'1" x 10'1". Window to rear. Wardrobe cupboard. Radiator.

BEDROOM 3

8'9" x 8'7". Window to front. Radiator. Bulkhead cupboard.

BATHROOM

Panelled bath. Wash basin. WC. Mixer shower fitment. Radiator.

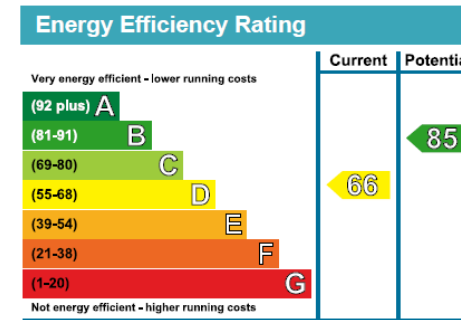
OUTSIDE

The property has an area of garden to the rear with patio area with low wall, lawn, flower borders and garden shed. To the front is an area of lawn and circular flower border. Garage in nearby block with up and over door. Parking space.

COUNCIL TAX

Maidstone Borough Council Tax Band C

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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