

RADFORDS
ESTATE AGENTS

Village Houses



**56 BATHURST ROAD
STAPLEHURST**

KENT

TN12 0LQ

PRICE £585,000 FREEHOLD



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RESIDENTIAL LANDLORD ASSOCIATION

CMP

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

56 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

A ONE OFF OPPORTUNITY TO ACQUIRE A RECENTLY EXTENDED AND REFURBISHED FAMILY HOME OCCUPYING A CORNER POSITION ON VILLAGE DEVELOPMENT AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE VESTIBULE AREA, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, GUEST SUITE WITH ENSUITE, LANDING/STUDY AREA, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, LARGE AND WELL-MAINTAINED GARDENS, DOUBLE GARAGE, CAR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

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

DESCRIPTION

This is an exceptional opportunity to acquire a property which has been refurbished to the highest possible standard throughout with no expense spared. Quality bespoke kitchen, shower room and bathroom together with refurbished central heating system. The property has been completely rewired throughout. Ideally the property offers a guest wing with ensuite in addition to the existing bedrooms or possible granny annex. Set in spacious and well-maintained gardens, another feature is the quality terrace lying to the rear. The property has a double garage and car parking.

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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New front door opening to:

ENTRANCE VESTIBULE

Corded matting. Leading to:

INNER ENTRANCE HALL

Fitted carpeting. Vertical radiator. Double cloaks cupboard. Room stat controlling central heating system.

LIVING ROOM

Window to front. Newly laid fitted carpeting. Original fireplace. Feature recess area with stone hearth. New modern style radiator.

DINING ROOM

Double aspect with two windows to side and French doors opening onto terrace area. Fitted carpeting. New modern style radiator.

KITCHEN/BREAKFAST ROOM

Engineered Oak flooring. Superbly fitted out with range of quality bespoke base and eye level units with under lighters incorporating breakfast bar with wood effect worktop surfaces. Conveniently the stainless-steel 1½ bowl sink unit with mixer tap is fitted into a separate unit in effect creating a utility area with integrated Neue dishwasher and Neue washing machine/tumble dryer. Twin Bosch electric ovens with Bosch ceramic induction hob with extractor arrangement above. Integrated fridge/freezer. Storage cupboard area. Recessed spot lighting. New modern style radiator. Suspended lamp over breakfast bar area.

BEDROOM 4

Window to side. New modern style radiator. Newly fitted carpeting.

SHOWER/CLOAKROOM

Superbly fitted out. Quality shower cubicle with electric shower. Vanity unit incorporating wash basin and WC. Matching heated radiator. Floor covering as laid.

STAIRCASE

Newly laid fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to insulated loft area. Airing cupboard with Worcester gas-fired boiler serving domestic hot water and gas-fired heating. The landing area extends into:

USEFUL STUDY AREA

Window to rear. New modern style radiator.

BEDROOM 1

Window to front. Newly laid carpeting. New modern style radiator.

ENSUITE

Newly fitted out with quality units. Walk-in shower cubicle with fitted shower head and handheld shower. Vanity unit with wash basin and incorporating WC. Chrome heated towel rail. Recessed spotlights.

FAMILY BATHROOM

Spacious. Fitted out with quality fitments. Window to rear. Walk-in shower with fitted shower head and handheld shower. Panelled bath with mixer tap. Quality hand wash basin. WC. All finished in wood effect. Marble effect tiled splashbacks. Recessed lighting.

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BEDROOM 2

Window to front. Newly laid carpeting. New modern style radiator. Double wardrobe cupboard.

BEDROOM 3

Window to rear. Newly laid carpeting. New modern style radiator. Double wardrobe cupboard.

BEDROOM 5

Window to front. Newly laid carpeting. New modern style radiator. Bulkhead cupboard.

OUTSIDE

The gardens form a feature of the property being a corner position. The large area of garden to the side is laid mainly to lawn. New wicker style fencing to the frontage and new quality pathway leading to front door. The main garden lays to the side being fully fenced with established shrubs and tree. Double garage with separate access, light, power and up and over doors. Parking for several cars. To the rear of the property there is a quality and newly laid terraced area with additional area of lawn and gravelled area.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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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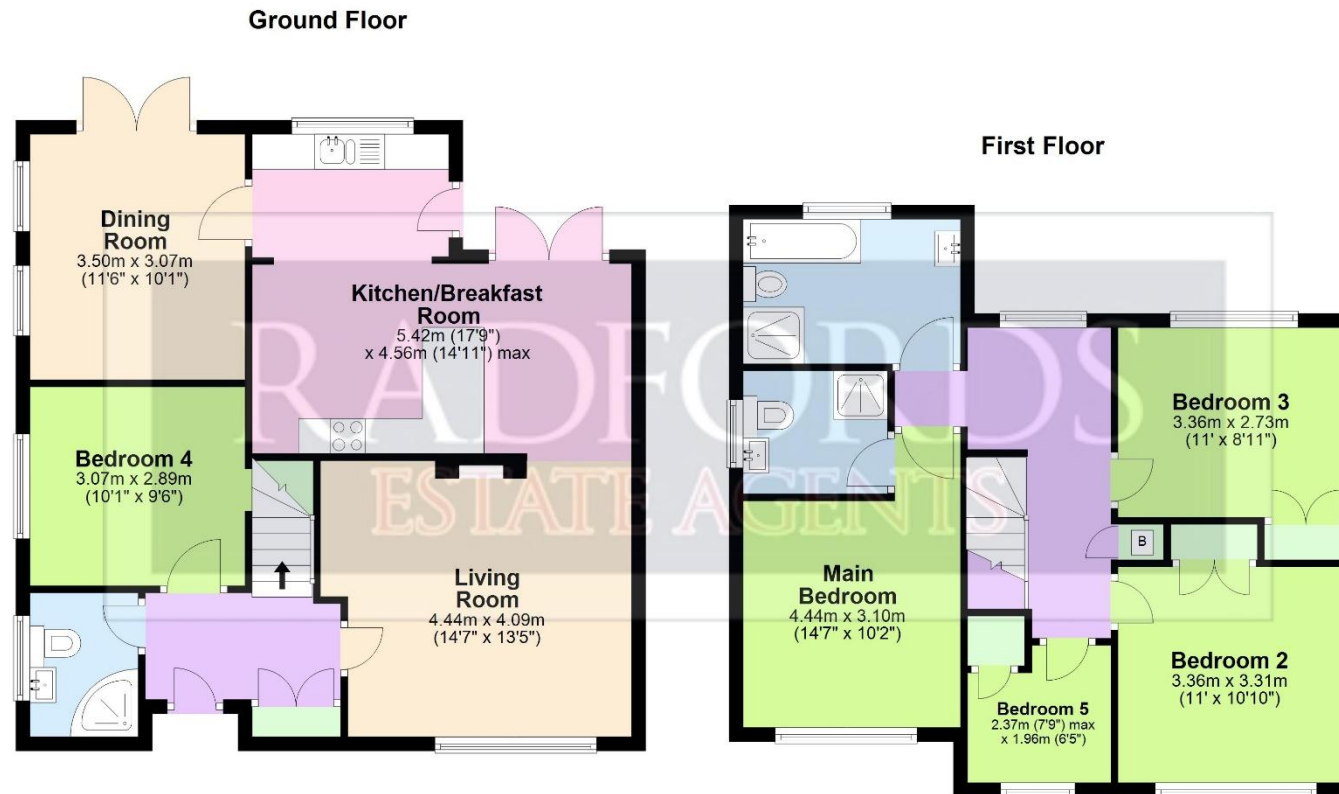


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FLOORPLANS



Total area: approx. 138.9 sq. metres (1495.6 sq. feet)

Dimensions are approx

Plan produced using PlanUp.