

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**

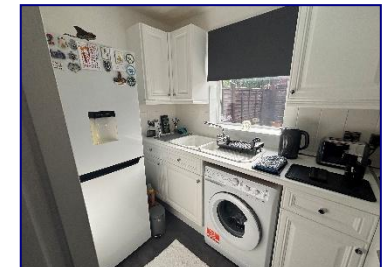
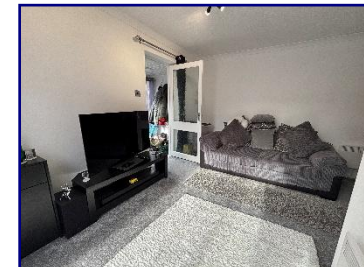


**27 POYNTELL ROAD
STAPLEHURST**

KENT

TN12 0SA

PRICE £220,000 - FREEHOLD



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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

27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

A WONDERFULLY-PRESENTED ONE BEDROOMED PROPERTY WITH NO ONWARD CHAIN

**ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN, LANDING, BATHROOM, BEDROOM,
SECLUDED SOUTH FACING GARDEN, GARAGE EN BLOC**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights, turn into Headcorn and first right into Poyntell Road. Continue along for a while and the property will be found on the left-hand side.

DESCRIPTION

A beautifully-presented one bedroomed property within the village of Staplehurst. The property enjoys a secluded, south facing garden which is mainly gravelled with an area of patio for dining, as well as plenty of storage throughout the property. The property is situated on the popular estate of Poyntell Road which is within walking distance to Staplehurst Train Station, The Parade -with a plethora of shops- and local Primary School.

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.



27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

The property comprises:

ENTRANCE VESTIBULE

Electric radiator to rear. Fitted carpeting. Door opening to:

LIVING ROOM

Fitted carpeting. Radiator to rear and side. Sliding door to side opening to rear garden. Access to :

KITCHEN

Tiled flooring. Tiled splashback. Window to side overlooking garden. Integrated gas “Hotpoint” hob and oven with extractor hood. A range of base and eye-level units. Plumbing for washing machine. 1.5-bowl ceramic sink.

LANDING

Spiral staircase up to first floor landing. To the right is a storage cupboard/wardrobe. Access to fully boarded loft. Continue straight to find:

BEDROOM

Fitted carpeting. Window to side and front. Electric radiator to front. Built in wardrobe to side.

BATHROOM

Laminate flooring. Window to side. Electric immersion cylinder. Bathtub. Handwash basin. WC. Mirror with cabinet.

OUTSIDE

The property benefits from a private, south facing garden mainly gravelled but with an area of patio. Side access to the front of the property through gate. Within the purchase is a garage en bloc which can be found round the side of the property and can be used for storage or car parking, there is also on street parking available.

COUNCIL TAX

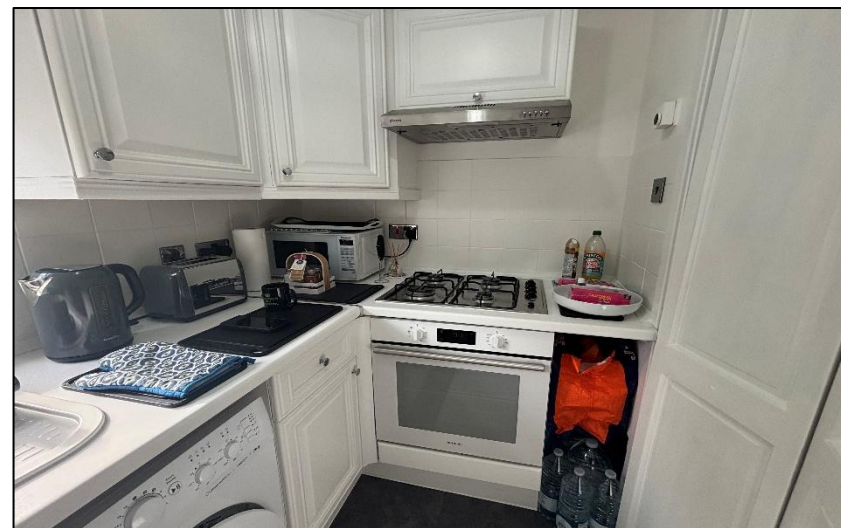
Maidstone Borough Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

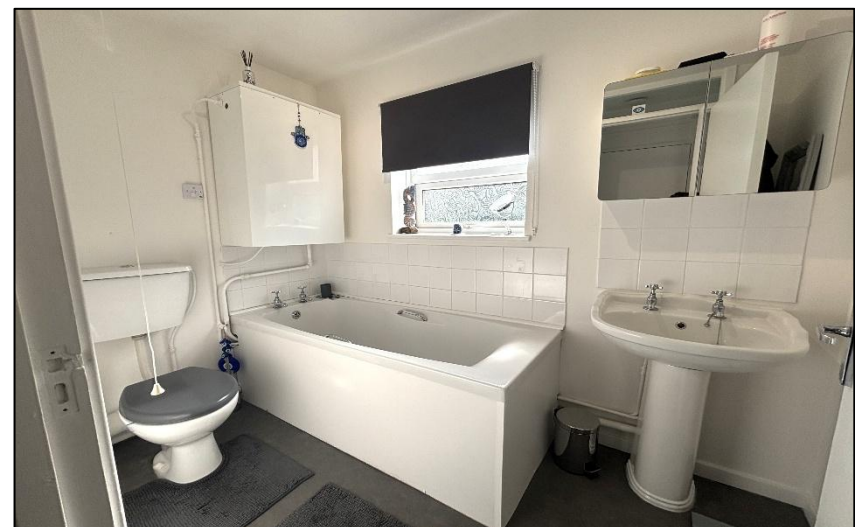
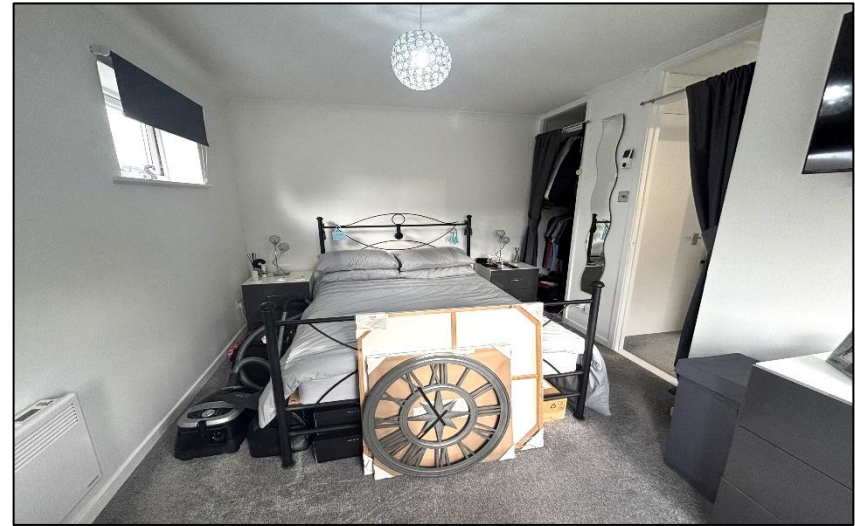
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

EPC Rating: F

27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA



27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA



27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA



27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

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.

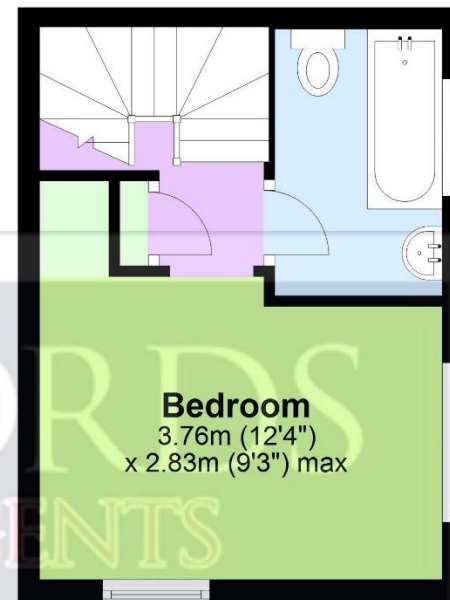
27 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

FLOORPLANS

Ground Floor



First Floor



Total area: approx. 41.2 sq. metres (443.0 sq. feet)

Dimensions are approx

Plan produced using PlanUp.