

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**5 STAPLE DRIVE
STAPLEHURST**

KENT

TN12 0SH

PRICE £499,950 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

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5 STAPLE DRIVE, STAPLEHURST, KENT, TN12 0SH

SITUATED IN A QUIET CUL DE SAC POSITION, A SUBSTANTIAL AND EXTENDED FAMILY HOUSE

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, FAMILY ROOM, DINING ROOM, KITCHEN, CONSERVATORY, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, WELL-MAINTAINED GARDENS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the crossroads in Staplehurst proceed into Headcorn Road, continue along and take the second turning right into Slaney Road. Continue along and take the turning into Staple Drive. The property will be found a short way along on the left-hand side.

DESCRIPTION

An opportunity to acquire a spacious and well laid out family house which is well-presented with the benefit of replacement double glazing, full gas-fired central heating and fitted carpeting. Vacant possession upon completion. An early 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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Replacement glazed and leaded front door opening to:

ENTRANCE HALL

Laminate wood stripped flooring. Radiator.

CLOAKROOM

WC. Wash basin. Cupboard housing Ideal Logic Plus gas-fired boiler serving domestic hot water and central heating.

INNER HALLWAY

Fitted carpeting. Leading to:

FAMILY ROOM

Fully carpeted. Sliding patio door opening on to conservatory. Radiator. Arch leading to:

DINING ROOM

Double glazed window to side. Radiator. Fitted carpeting.

MAIN LIVING ROOM

Double aspect with window to front and opening French doors onto courtyard rear garden area. Fitted carpeting with cork matting in lay. Radiator. Freestanding hardwood fireplace surround with York stone hearth.

KITCHEN

Window to front. Radiator. Fitted out with base and eye level units with hardwood worktops and stainless-steel 1½ bowl sink unit with mono tap. Hotpoint ceramic hob with extractor hood over and cooker under. Space and plumbing for washing machine and dishwasher. Tiled splashbacks. Space for fridge freezer. Dividing bar area between Dining Room and Kitchen.

CONSERVATORY

Ceramic tiled flooring. Doors opening to garden. Fitted window blinds.

STAIRCASE

Fitted carpeting. Window to front. Leading to:

LANDING

Airing cupboard. Access to loft area.

BEDROOM 1

Window to front. Fitted carpeting. Radiator.

ENSUITE

Shower cubicle. WC. Hand wash basin. Shaver point.

BEDROOM 2

Window to side. Fitted carpeting. Radiator.

BEDROOM 3

Window to side. Fitted carpeting. Radiator.

BEDROOM 4/STUDY

Window to front. Wood laminate flooring.

FAMILY BATHROOM

Wood laminate flooring. Window to side. Panelled bath with handheld shower and independent shower over. Hand wash basin. WC. Radiator.

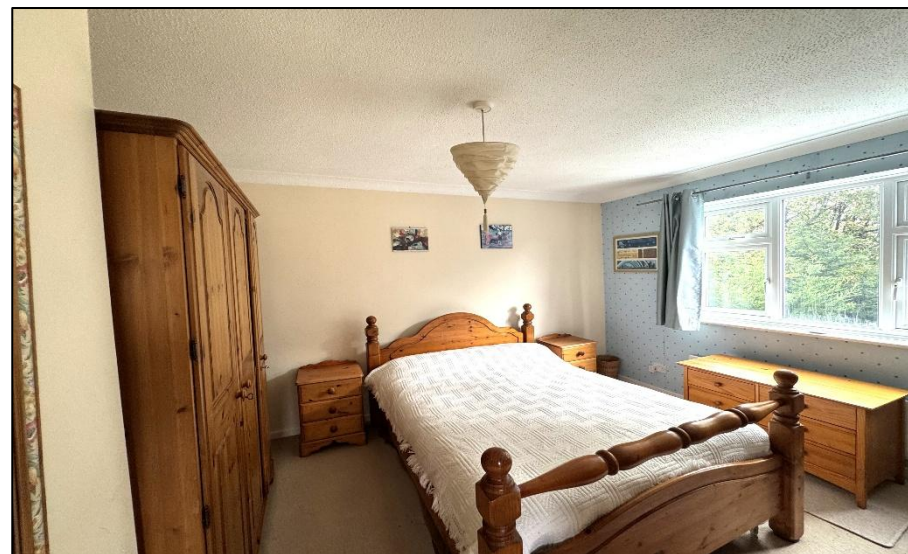
OUTSIDE

Secluded side garden which is laid mainly to lawn, established shrubs and patio area. The front garden has a bricked driveway with car parking for at least three cars. Landscaped and well-presented rear garden.

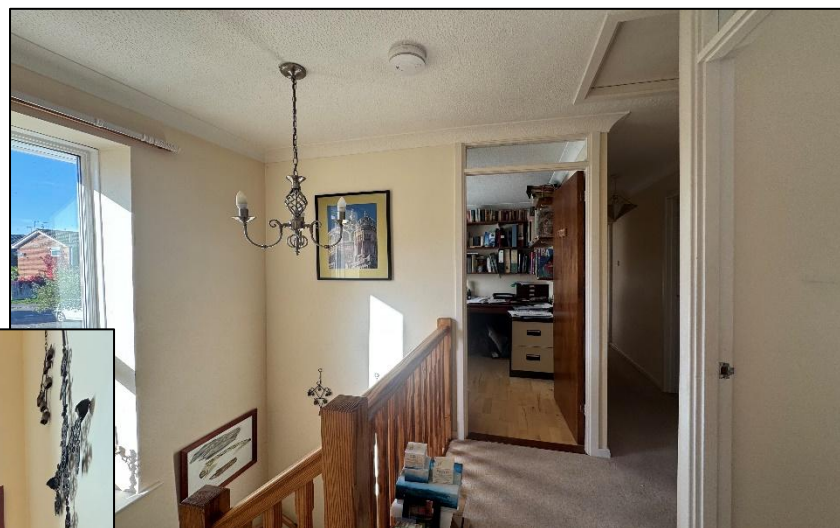
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COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B



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

