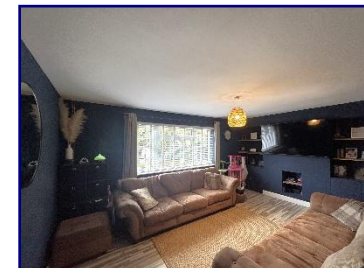


RADFORDS
ESTATE AGENTS

Village Houses



**38 NORTH DOWN
STAPLEHURST
KENT
TN12 0PQ
PRICE £375,000 FREEHOLD**



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

rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP

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

38 NORTH DOWN, STAPLEHURST, KENT, TN12 0PQ

A WELL-PRESENTED CHALET STYLE THREE BEDROOMED SEMI-DETACHED PROPERTY IN VILLAGE LOCATION

**ENTRANCE HALL, LIVING ROOM, KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, GARAGE, GARDENS,
CRANBROOK SCHOOL CATCHMENT AREA**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the main traffic lights proceed into Marden Road and take the first turning right into North Down. Continue along bearing to the right and the property will be found on the right-hand side with our for sale board outside.

DESCRIPTION

A well-presented semi-detached property with replacement double glazing, benefit of a good-sized garden and car parking for at least 3/4 cars. An internal inspection is highly recommended to appreciate what is on offer.

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 to:

ENTRANCE HALL

Side screen. Covered radiator. Door off to:

SPACIOUS LIVING ROOM

Replacement double glazed window to front with fitted slatted blinds. Laminate flooring. Original fireplace recess with adjoining cupboards and shelving. Radiator.

KITCHEN/

Window to rear. Fitted out with base and eye level units with stainless steel single drainer sink unit with mixer tap. Freestanding cooker. Useful understairs cupboard.

DINING AREA

Sliding patio doors opening onto rear garden. Radiator.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Access to boarded and spacious loft.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Built-in range of wardrobe cupboards.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting.

BEDROOM 3

Window to rear. Radiator. Fitted carpeting.

BATHROOM

Panelled bath with shower attachment and screen. Hand wash basin in vanity unit. WC. Tiled splashbacks. Radiator.

OUTSIDE

The property enjoys an area of front garden laid mainly to lawn with car parking for at least 3/4 cars. Access to single garage with up and over door, light, power and Gas-fired boiler serving domestic hot water and central heating. The rear garden is spacious with area of lawn with decking. The boundaries are fenced and hedged.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

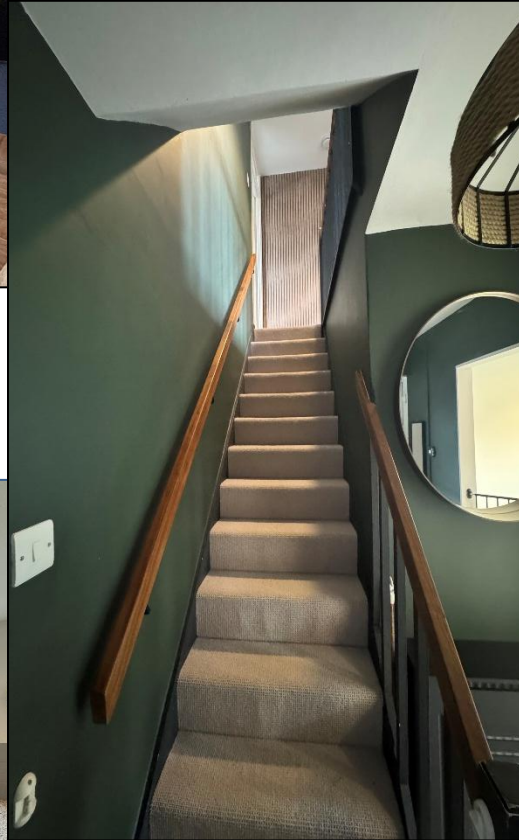
EPC Rating:

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