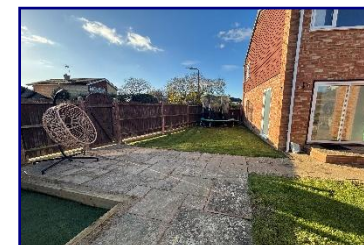


RADFORDS
ESTATE AGENTS

Village Houses



**92 BATHURST ROAD
STAPLEHURST
KENT , TN12 0LJ
GUIDE PRICE £465,000
FREEHOLD**



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Kent, TN12 0AU



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01580 893152

92 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LJ

AN EXTENDED AND BEAUTIFULLY MAINTAINED FAMILY HOME IN THE CENTRE OF THE VILLAGE OF STAPLEHURST

**PORCH, ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM, DINING AREA & KITCHEN, FAMILY ROOM, LANDING,
MASTER BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

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

DESCRIPTION

An outstanding example of a spacious and well extended semi-detached house. Full gas fired central heating installed, being a 4-bedroom house property, one of the big features is the master bedroom with an en suite shower room and separate family bathroom. Another bonus of this house is the spacious kitchen and dining area fit perfectly for a family and an internal 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.



PORCH VESTIBULE

Opening into the:

Entrance Hallway

Panelled Radiator. Shoe cupboard with boiler and electric fuse box.

Access to:

CLOAKROOM

WC. Hand wash basin. Plumbing for washing machine.

Window to side. Radiator to side. Laminate flooring.

FAMILY ROOM

Radiator to front. Window to side. Laminate flooring. Sliding door to rear garden.

LIVING ROOM

Window to front. Radiator to front. Laminate wooden flooring. Leading into:

SPACIOUS KITCHEN AND DINING AREA

Dining Area

Stone tiled flooring. Radiator to side.

Kitchen

Stone tiled flooring. Radiator to side. Range of base and eye-level units wrapping around kitchen incorporating breakfast bar to side. 1½ bowl sink unit. Belling aga and extractor hood. Double door to rear garden.

STAIRCASE

Fitted Carpeting. Leading to:

LANDING

Fitted Carpeting. Access to part boarded loft. Airing cupboard with water cylinder. Follow to the right to find:

MASTER BEDROOM

Laminate wooden flooring. Radiator to side. Window to side. Built-in wardrobes. Door to:

ENSUITE

WC. Hand wash basin. Shower. Shelving. Tiled flooring. Window to side.

To the left of the landing.

FAMILY BATHROOM

WC. Hand wash basin. Panelled bathtub with shower head attachment. Tiled flooring. Window to rear.

BEDROOM 2

Laminate wooden flooring. Window to rear. Radiator to rear. Fitted wardrobes.

BEDROOM 3

Laminate wooden flooring. Window to front. Radiator to front. Built-in wardrobe.

BEDROOM 4

Storage cupboard. Laminate wooden flooring. Radiator to front. Window to front.

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OUTSIDE

The front of the property enjoys well-maintained shrubbery and bushes which wrap around the boundary. The property benefits from two good-sized garages which one can park in front of and would fit at least 3 cars. Back access for the smaller of the two garages can be done through the patioed area in the rear garden. The rear garden also has a side gate for quick access to garages as well as a seating area set on astro-turf, both set to the right of the garden.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

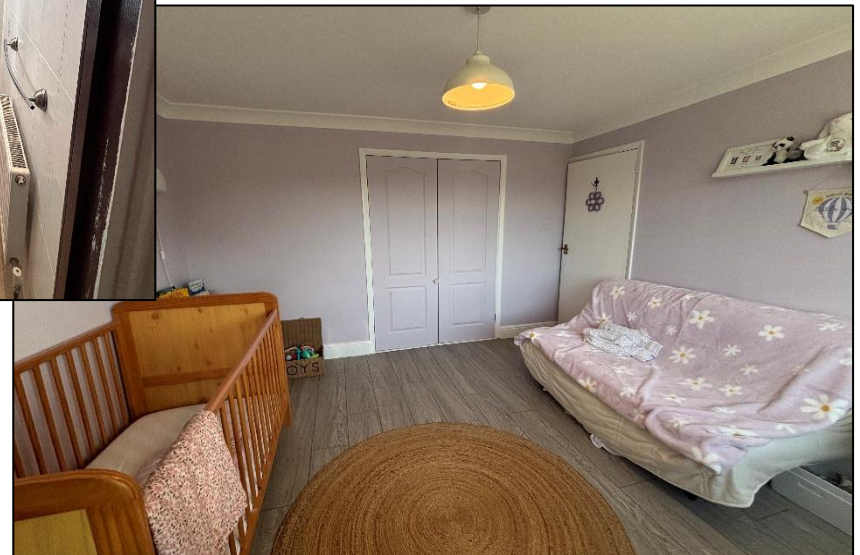
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FLOORPLANS

