

# RADFORDS

ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**24 OFFENS DRIVE**

**STAPLEHURST**

**KENT**

**TN12 0LB**

**PRICE £345,000 FREEHOLD**



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

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## 24 OFFENS DRIVE, STAPLEHURST, KENT , TN12 0LB

**A RESTORATION PROJECT FOR SOMEBODY WITH A PASSION FOR RENOVATION, SET NEAR THE CENTRE OF THE VILLAGE OF STAPLEHURST AND WELL WITHIN WALKING DISTANCE TO ALL THE VILLAGE HAS TO OFFER**

**PORCH, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, LANDING, THREE BEDROOMS, BATHROOM, WIDE DRIVEWAY AND GARAGE, GARDEN AND PATIO AREA, NO ONWARD CHAIN.**

### **VIEWINGS**

Strictly by appointment with the Agent as above.

### **DIRECTIONS**

From Staplehurst Parade, continue along Offens Drive and the property will be found on the right-hand side, just before the entrance for Gybbon Rise, with our For Sale board outside.

### **DESCRIPTION**

A well-loved home in the village of Staplehurst now looking to be restored to its former glory and freshened up slightly. The property enjoys ample parking for at least 3 cars both on the wide driveway and also within the garage. This property occupies good-sized rooms and well thought after built in storage units. The property's location is one just a few minutes' walk away from the local shops and Post Office. This property has no onward chain.

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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*The replacement front door opens into:*

### **PORCH**

Tiled flooring. Door in front leads to garage. Door to right opens to:

### **ENTRANCE HALL**

Built in storage cupboards with new gas-fired, combi-boiler inside. Panelled radiator. Fitted carpeting. Stairs leading to first floor landing. Door to right to:

### **LIVING ROOM**

Window to front. Radiator to front. Fitted TV stand and shelving. Log burner. Fitted carpeting.

### **DINING ROOM**

Radiator to side. Fitted carpeting. Door to kitchen and sliding door to rear leading to conservatory.

### **KITCHEN**

Laminate flooring. A range of base and eye-level units. Free standing cooker and extractor hood. Stainless steel bowl sink. Access to rear garden.

### **CONSERVATORY**

Marble-tiled flooring. Electric radiator. Door to rear garden onto patio area.

### **STAIRS (IN ENTRANCE HALL)**

Fitted carpeting. Window to side. Leading to :

### **LANDING**

Fitted carpeting. Airing cupboard. Access to part-boarded loft.

### **BEDROOM 1**

Window to front. Radiator to rear. Fitted carpeting. Built-in wardrobe as well as fitted wardrobes with useful storage.

### **BEDROOM 2**

Window to rear. Radiator to front. Fitted carpeting. Fitted dressing table. Built in wardrobe.

### **BEDROOM 3**

Window to front. Radiator to side. Fitted carpeting. Fitted desk and bedframe. Built in wardrobe above stairs.

### **BATHROOM**

Window to rear. Radiator to side. Fitted carpeting. Panelled bathtub with shower head attachment. WC. Hand wash basin. Built in cabinet.

### **OUTSIDE**

The back garden of this property is mostly patioed with section to the rear laid to lawn with foliage. Two outside taps. Greenhouse. Good sized shed, and multiple access points to inside the property; one of which is to the utility area within the garage which is situated with a range of base and eye-level units and storage, 1 ½ bowl stainless steel sink, and direct access to the garage door and front of the property. To the front of the property, there is ample car parking for at least 3 cars.

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### COUNCIL TAX

Maidstone Borough Council Tax Band D

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

### MONEY LAUNDERING REGULATIONS

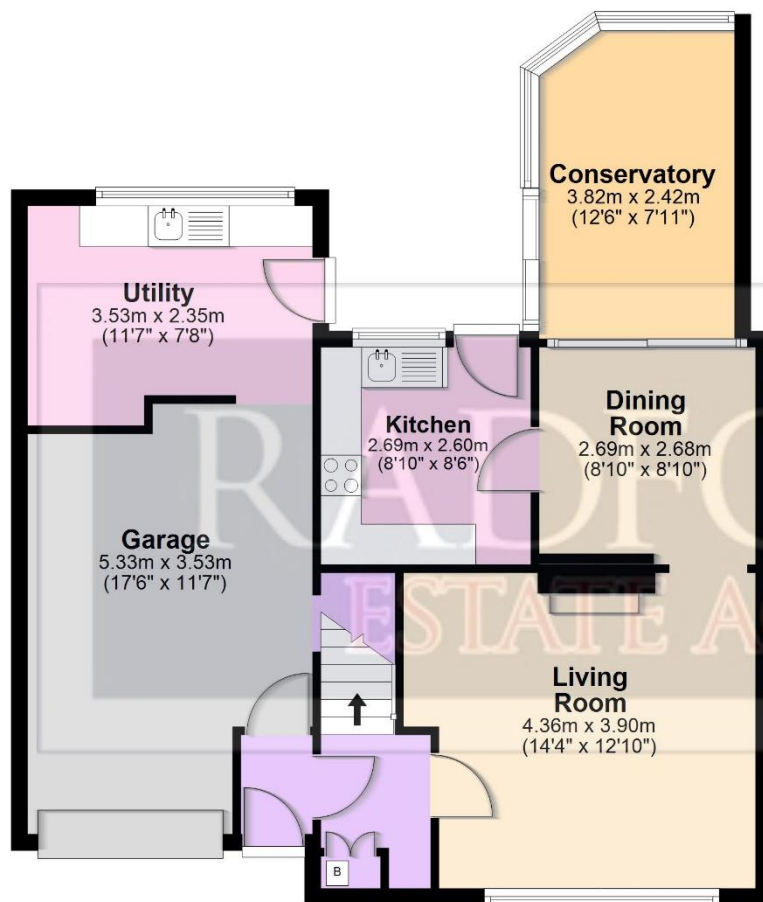
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken 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.



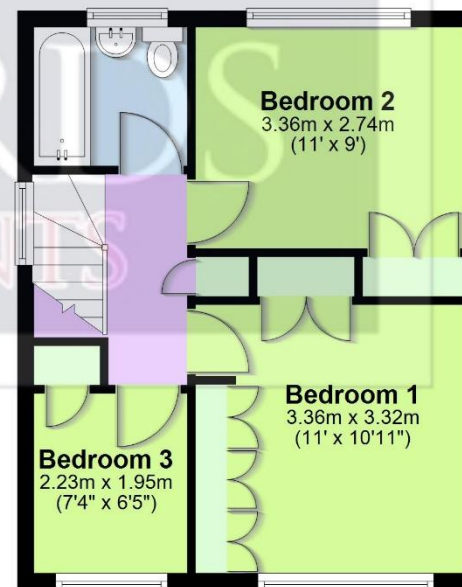
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

