

RADFORDS
ESTATE AGENTS

Village Houses



**3 WATKINS CLOSE
STAPLEHURST
KENT
TN12 0PT**

PRICE £490,000 FREEHOLD



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3 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

A BEAUTIFULLY PRESENTED AND IMMACULATE EXTENDED SEMI-DETACHED PROPERTY SET IN BEAUTIFUL LANDSCAPED GARDENS

ENTRANCE HALL, DOWNSTAIRS SHOWER ROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, STUDY/THIRD BEDROOM, CONSERVATORY, LANDING, TWO FURTHER BEDROOMS, BATHROOM, DOUBLE GARAGE, PARKING FOR SEVERAL CARS, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights and turn into the Marden Road. Continue along and take the first turning right into North Down and follow around to the end. Turn left into Corner Farm Road and first left into Watkins Close again. The property will be found a short way along on the left-hand side behind the hedge.

DESCRIPTION

An exceptional opportunity to acquire an extended and re-furbished family home in immaculate order throughout. The study/ third bedroom could work well as accommodation for a family relative as there is a downstairs shower room. The main feature of this property undoubtedly is the beautifully landscaped gardens. The kitchen and bathroom are both well fitted, and the frontage is neatly enclosed by attractive hedging.



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 accommodation with approximate dimensions comprises:

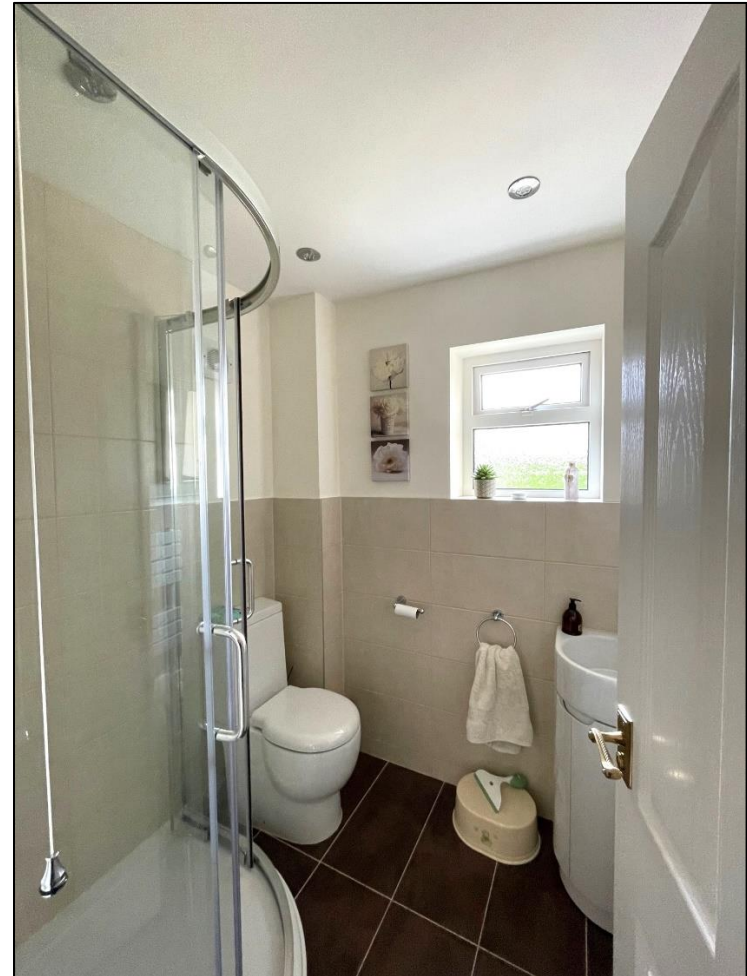
COVERED PORCH

With front door opening through to spacious reception hall with wood laminate flooring. Panelled radiator. Cloaks cupboard.



SHOWER ROOM

With window to front, with tiled flooring and splashbacks. Shower cubicle with power shower. Corner wash basin and vanity unit. W/C suite and heated towel rail.



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STUDY/BEDROOM THREE

With panelled radiator. Fitted carpeting and range of fitted triple wardrobe cupboards. Window to rear with fitted blinds.



LIVING ROOM

With window to front. Panelled radiator. Fitted carpeting. Minster style fireplace, housing fitted electric fire. Two wall light points. Featured twin alcoves.



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KITCHEN/BREAKFAST ROOM

Kitchen area, re-fitted out with a range of base and eye-level units. With inset stainless steel one and a half bowls single drainer sink unit with mixer taps. Integrated dishwasher and fridge and freezer units. AEG gas hob with extractor hood over. AEG electric oven and microwave. Spot lighting. Panelled radiator. Airing cupboard with shelving and hot water cylinder with immersion.



DINING AREA

Radiator. Access through to conservatory, double-glazed with fitted blinds and lighting.



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STAIRCASE

Leading to first floor landing. Fully carpeted with panelled radiator and access to insulated loft area.

BEDROOM 1

With window to front. Panelled radiator. Fitted carpeting and fully fitted range of wardrobe cupboards.



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BEDROOM 2

With window to rear. Panelled radiator. Fitted carpeting. This was originally two bedrooms but the present owners converted it to one large bedroom, which could easily be converted back to two bedrooms



BATHROOM

Panelled bath with Aqualisa shower and screen. Wash basin and vanity unit. W/C suite. Chrome heated towel rail. Tiled walls.



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OUTSIDE

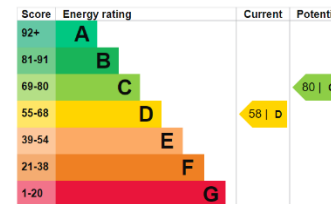
The property enjoys a quality and well-kept hedging. With access to bricked car parking area, providing parking for at least three cars. With access to twin double garages with up and over door, light, and power. Fitted work bench. Plumbing for washing machine. Front garden is laid attractively to lawn and there's a lovely feature stoned and planted area to one side. Side access through gate to rear garden. To the rear of the property is a paved terrace and feature rockery incorporating fishpond. The lawns are neatly maintained with attractive herbaceous borders. An additional raised terraced area overlooking the garden which is fenced. The garden continues to the side approached through a pergola to an area of side garden again laid to lawn with area of vegetable garden, shed on paved standing. Aluminium greenhouse and to the side of the garage is a service area served by the side gate.



COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: D

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MONEY LAUNDERING REGULATIONS

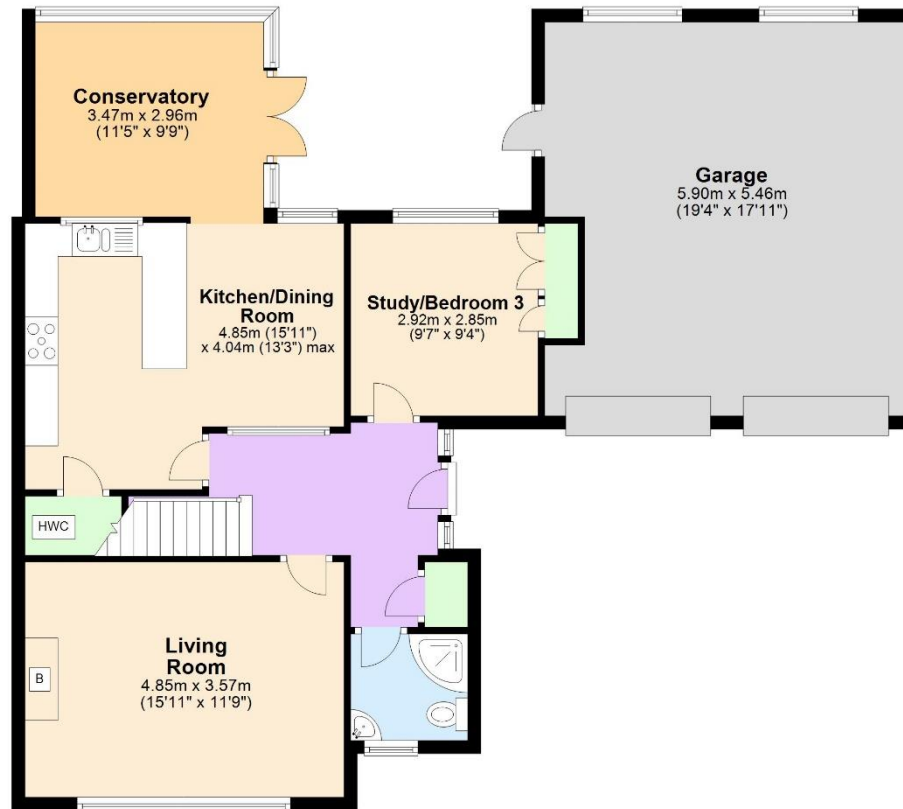
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

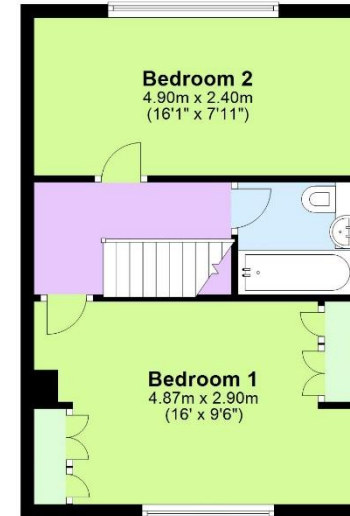
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Note - Dimensions are approximate

Garage area not included in total

Plan produced using PlanUp.