

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**8 CROUCH ROAD
STAPLEHURST
KENT
TN12 0GJ
PRICE £375,000 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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8 CROUCH ROAD, STAPLEHURST, KENT, TN12 0GJ

AN EXCEPTIONALLY SPACIOUS FOUR BEDROOMED TERRACED PROPERTY WITH VACANT POSSESSION

LIVING ROOM, KITCHEN/DINER, CLOAKROOM, LOBBY, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, TWO PARKING SPACES, REAR GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

Proceed to the main traffic lights in the centre of the village and turn into Marden Road, continue down to the roundabout and bear round to the right. Continue along turn right into Braganza Drive and bear right into Crouch Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An exceptionally spacious and well-planned terraced property providing family living accommodation. Having been built in the last three years, the property offers full double glazing and gas-fired central throughout.

Agents Note: This property can be bought with the assistance of a shared ownership scheme if necessary and further details of this can be supplied upon request.

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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ENTRANCE HALL

Approached through front door. Opening through to:

MAIN LIVING ROOM

16'0" x 14'9". Window to front. Radiator. Fitted carpeting.

KITCHEN/DINING ROOM AREA

14'6" x 12'3". Window to rear. Radiator. Floor covering as laid. Fitted out with range of base and eye level units with inset stainless steel single drainer sink unit. Integrated washing machine and dishwasher. Zanussi electric oven with gas hob over and extractor hood. Space for fridge freezer. Wall-mounted Ideal gas-fired boiler serving domestic hot water and central heating.

REAR LOBBY

Door opening onto rear garden. Door off to:

CLOAKROOM

WC. Hand wash basin. Radiator. Floor covering.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Radiator. Access to loft area.

BEDROOM 1

12'6" x 10'1". Window to front. Radiator. Fitted carpeting. Fitted cupboard.

BEDROOM 2

10'9" x 10'6". Window to rear. Radiator. Fitted carpeting.

BEDROOM 3

11'8" x 6'4". Window to rear. Radiator. Fitted carpeting.

BEDROOM 4

13'0" x 6'9". Window to front. Radiator. Fitted carpeting.

BATHROOM

Panelled bath with shower attachment. Hand wash basin. WC. Radiator. Floor covering as laid.

OUTSIDE

The property has the benefit of two parking spaces immediately to the front. To the rear is an area of garden which is fully fenced. Garden shed. Paved area.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

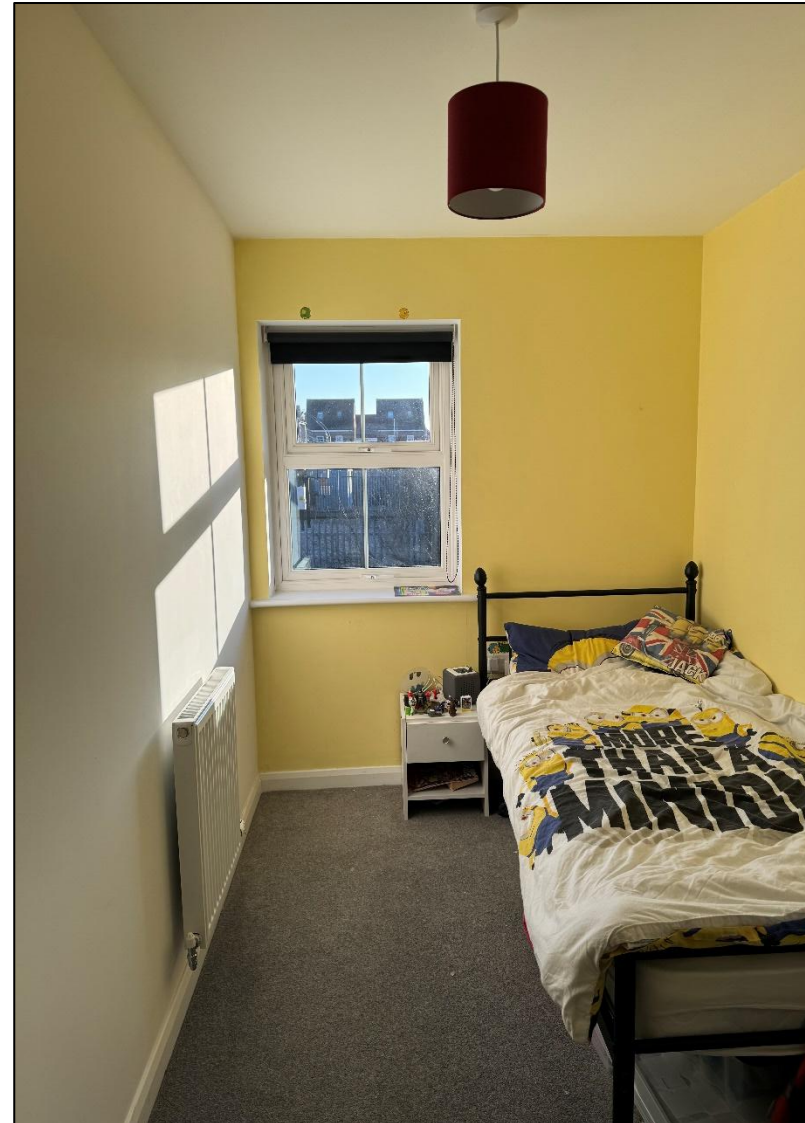
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

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FLOORPLANS



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.