

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**3 LIME TERRACE  
HIGH STREET  
STAPLEHURST  
TN12 0AP  
PRICE £310,000 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

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



# 3 LIME TERRACE, HIGH STREET, STAPLEHURST, KENT, TN12 0AP

**A DELIGHTFUL CHARACTER MID-TERRACED PERIOD PROPERTY IN THE HEART OF THE VILLAGE OF STAPLEHURST**

**LIVING ROOM, STUDY OR DINING AREA, KITCHEN, CLOAKROOM, LANDING, TWO BEDROOMS, FAMILY SHOWER ROOM,  
COURTYARD GARDEN WITH REAR ACCESS TO CAR PARKING**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the crossroads in Staplehurst, turn onto the High Street and follow the straight road until you see the Radfords Office and the property can be found a short way back down the hill with a For Sale board outside.

## **DESCRIPTION**

This beautiful, mid terrace, period property in the heart of Staplehurst enjoys the benefits of gas fired central heating, exposed beams, spacious family living accommodation, as well as being a short walk away from everything the village has to offer. The property also has the advantage of an allocated car parking space behind the property which can be accessed via the back garden.

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 property comprises:

## LIVING ROOM/DINING AREA OR STUDY

Window to front. Understairs Storage. Boarded fireplace. Exposed beams. Radiator to side. Staircase. Fitted carpeting.

## KITCHEN

Window to rear and door opening onto rear courtyard garden. Single bowl stainless steel sink. Indesit gas hob and oven. Radiator to side. Tiled flooring.

## CLOAKROOM

WC. Hand wash basin. Cupboard. Tiled flooring.

## STAIRCASE

Fitted carpeting. Leading to:

## LANDING

Access to insulated loft. Access to:

## BEDROOM 1

Built-in wardrobe. Window to front. Radiator. Fitted carpeting.

## BEDROOM 2

Built-in wardrobe. Window to rear. Radiator. Fitted carpeting.

## SHOWER ROOM

Sliding door. Radiator. Rainfall shower. WC. Wash basin. Wood flooring.

## OUTSIDE

An enclosed courtyard style rear garden with gravelled area and shed. Rear access through to car parking area with allocated car parking space.

## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Rating: C

## 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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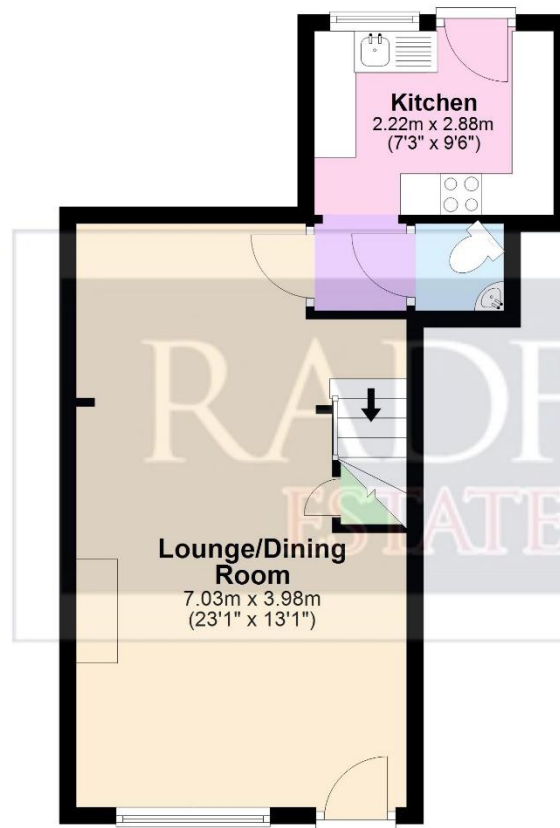
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

Dimensions are approx

Plan produced using PlanUp.