

RADFORDS
ESTATE AGENTS

Village Houses



**86 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LJ**

PRICE £415,000 FREEHOLD



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86 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LJ

AN EXCEPTIONAL AND WELL-PRESENTED, EXTENDED END OF TERRACE PROPERTY OFFERING HALLWAY, LIVING ROOM, DINING ROOM, WELL-FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, LANDING, MASTER BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, ADDITIONAL FAMILY SHOWER ROOM, GARDENS TO SIDE AND REAR, CAR PARKING FOR AT LEAST 3 CARS, CRANBROOK SCHOOL CATCHMENT AREA.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst, proceed to the shopping precinct and turn into Offens Drive, continue to the end and turn right into Bathurst Road, continue along and the property is situated further along on the right-hand side within the cul-de-sac portion of Bathurst Road. The property will be found straight ahead with a For Sale board outside.

DESCRIPTION

An excellent example of an extended and well-presented family home, with good quality kitchen and shower rooms. The accommodation is both spacious and well-planned and an internal inspection is highly recommended to appreciate what is on offer. The advantage of two reception rooms on the ground floor as well as the kitchen/breakfast room and separate utility room with cloakroom offers reliable accommodation. Benefitting from being in a cul-de-sac position, the property also enjoys a quiet area of garden laying to the rear and the side of the property.

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

Approach the replacement front door. Panelled radiator. Laminate flooring.

LIVING ROOM

Replacement window to front with slatted blinds. Wood laminate flooring. Panelled radiator. Folding Oak/glazed doors opening through to:

KITCHEN/BREAKFAST ROOM

Kitchen

Fitted out with quality range of base and eye level units finishing cream with wood block surfaces. Inset enamel 1.5 bowl sink unit with monobloc tap. Dishwasher. Lamona double oven with matching ceramic hob with extractor hood. Chrome heated towel rail.

Breakfast Area

Additional range of fitted cupboards incorporating fridge-freezer. Further side cupboards. Laminate wood flooring. French doors opening onto rear garden.

DINING ROOM

Window to front. Slatted blinds. Panelled radiator. Laminate strip flooring.

SPACIOUS UTILITY ROOM

Window to rear with slatted blinds. Panelled radiator. Hard wood worktop surface area with space and plumbing under for washing machine and dishwasher. Freezer.

CLOAKROOM

Velux-style window. WC. Hand wash basin. Heated towel rail. Laminate wood flooring.

STAIRCASE

Leading to Landing with fitted carpeting and access to insulated loft.

MASTER BEDROOM

Window to front with slatted blinds. Panelled radiator. Fitted carpeting. Door off to :

ENSUITE

Walk-in shower. Hand wash basin. WC. Tiled splashbacks. Tiled flooring. Window to rear with venetian blind.

BEDROOM 2

Window to front. Slatted blinds. Panelled radiator. Useful walk-in storage cupboard housing gas-fired boiler servicing domestic hot water and central heating. Additional built-in triple wardrobe cupboard.

BEDROOM 3

Window to rear. Venetian blind. Panelled radiator. Fitted carpeting. Built-in wardrobe. Cupboard/dresser unit.

FAMILY SHOWER ROOM

Vanity unit housing WC and hand wash basin. Walk-in shower cubicle. Window to rear. Chrome heated towel rail. Tiled walls and flooring.

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OUTSIDE

The property enjoys an area of frontage with car parking for 2-3 cars with gate opening through to side and rear garden. Laid mainly to lawn to the side and rear. Useful terrace area. Gardens are neatly fenced.



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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

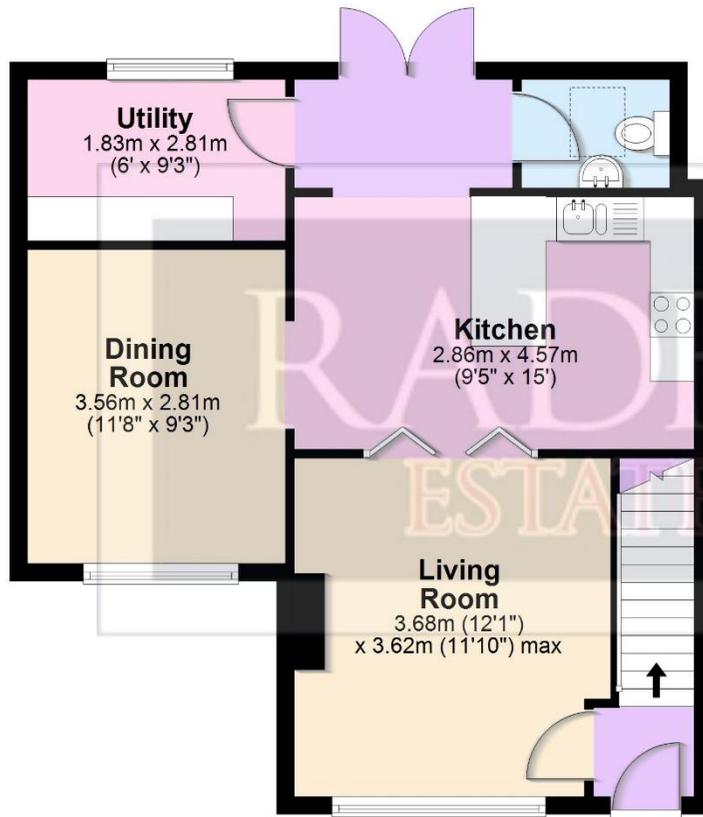
MONEY LAUNDERING REGULATIONS

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.

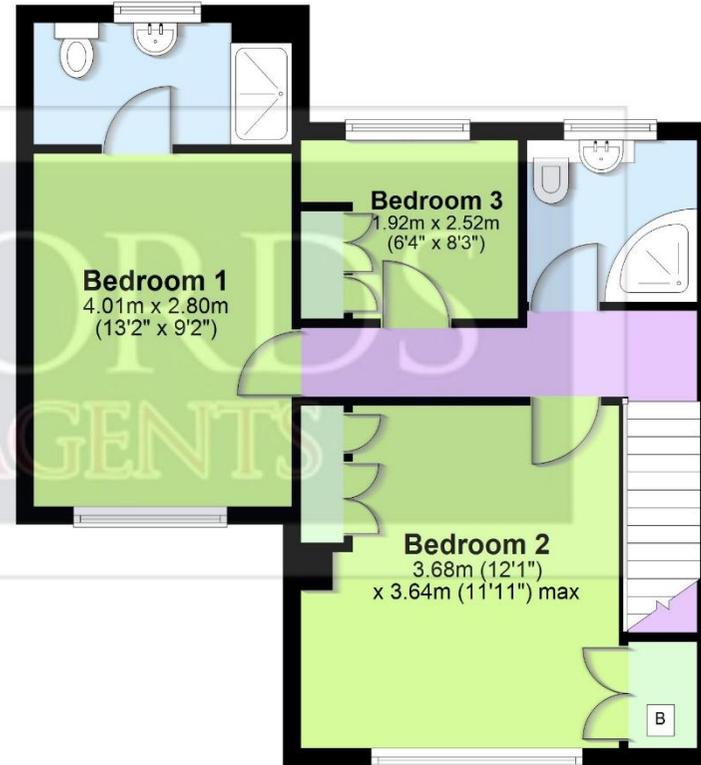
These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.

FLOORPLANS

Ground Floor



First Floor



Total area: approx. 100.5 sq. metres (1082.3 sq. feet)

Dimensions are approx

Plan produced using PlanUp.