

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**KIMBERLEY
HEADCORN ROAD
STAPLEHURST
TN12 0BU
PRICE £550,000 FREEHOLD**



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KIMBERLEY, HEADCORN ROAD, STAPLEHURST, KENT, TN12 0BU

AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY, ORIGINALLY BUILT IN THE 1930S AND OFFERS EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)

ENTRANCE PORCH, ENTRANCE LOBBY, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, THREE DOUBLE BEDROOMS, SHOWER ROOM, SEPARATE WC, LENGTHY GARDEN, CARPORT/GARAGE & DRIVEWAY WITH PARKING FOR 3 CARS

DIRECTIONS

From our office in Staplehurst proceed to the main crossroads in the village and turn right at the traffic lights into Headcorn Road. Kimberley will be found a short way along on the left-hand side, just after passing the entrance to Hurst Close, with our For Sale board outside.

DESCRIPTION

After remaining in the same ownership for over 50 years, 'Kimberley' is now offered to the market with no onward chain. This beautifully presented three-bedroom semi-detached property is situated just off Headcorn Road in the sought-after village of Staplehurst. Offering excellent potential to extend (subject to the necessary planning permissions) and scope for further enhancement, this delightful home retains many of its original character features, including leaded-style windows and doors throughout.

Particular features of this property are the substantial 150ft rear garden, which is predominantly laid to lawn and complemented by well-stocked herbaceous borders and several patio areas, providing an attractive and versatile outdoor space. Again, offered with no onward chain; an internal inspection is highly recommended to appreciate all that is on offer. In addition, the front garden includes a driveway with parking for up to three cars, while also offering space for a potential future extension.

The property is set near the centre 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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With lead-styled windows throughout...

ENTRANCE PORCH

External light. Side door to garage.

Entering through front door:

ENTRANCE LOBBY

Fitted carpeting. Radiator to side. Carpeted stairs leading to landing. Under stairs storage cupboard.

LIVING ROOM

Fitted carpeting. Window to front. Radiator to front. Gas fireplace. Fitted wall lights.

DINING ROOM

Fitted carpeting. Window to rear. Lead-styled door to rear garden. Radiator to rear.

KITCHEN

Laminate tiled flooring. Radiator to front. Window to rear & side. Double glazed door to side leading to carport. Range of base and eye-level units. 1.5 bowl steel sink. Free-standing cooker. Washing machine. Spotlights. Floor to ceiling cupboard. Pantry cupboard just outside of Kitchen.

LANDING

Carpeted stairs leading from Entrance lobby with window to front. Fitted carpeting continues. Storage cupboard currently housing boiler and over stairs cupboard. Airing cupboard with HWC and additional storage. Access to loft.

BEDROOM ONE

Fitted carpeting. Window to front. Radiator to front. Built-in wardrobe to side. Space for double bed. Boarded fireplace.

BEDROOM TWO

Fitted carpeting. Window to rear. Radiator to rear. Built in wardrobe to side. Space for double bed. Boarded fireplace.

BEDROOM THREE

Fitted carpeting. Window to rear and side. Radiator to rear. Space for double bed.

SHOWER ROOM

Tiled flooring. Window to side. Walk-in shower. Inset hand wash basin. Shelving. Chrome heated towel rail. Spotlights.

SEPARATE WC

Laminate wood flooring. Frosted window to side. WC.

OUTSIDE

The property benefits from an attractive front garden with established rose bushes, flowering plants and mature shrub borders, creating an appealing frontage. A generous driveway provides off-road parking for three cars, alongside a garage with an up-and-over door and a useful carport/lean-to. Within the lean-to is an outside WC with wash hand basin and side window.

The impressive 150ft rear garden is predominantly laid to lawn, with well-stocked herbaceous borders and versatile patio areas, offering an attractive outdoor space.

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LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



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ENTRANCE LOBBY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



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BEDROOM TWO



BEDROOM THREE



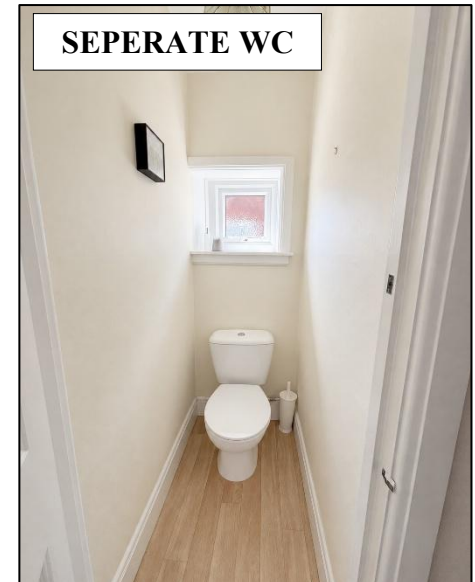
SHOWER ROOM



SHOWER ROOM



SEPERATE WC



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CARPORT/LEAN TO



OUTSIDE WC



BACK GARDEN



BACK GARDEN



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END OF BACK GARDEN



BACK GARDEN LOOKING BACK AT HOUSE



BACK GARDEN LOOKING BACK AT HOUSE



FRONTAGE SHOT



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COUNCIL TAX

Maidstone Borough Council Tax Band **E**

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

EPC Rating: **E**

MONEY LAUNDERING REGULATIONS

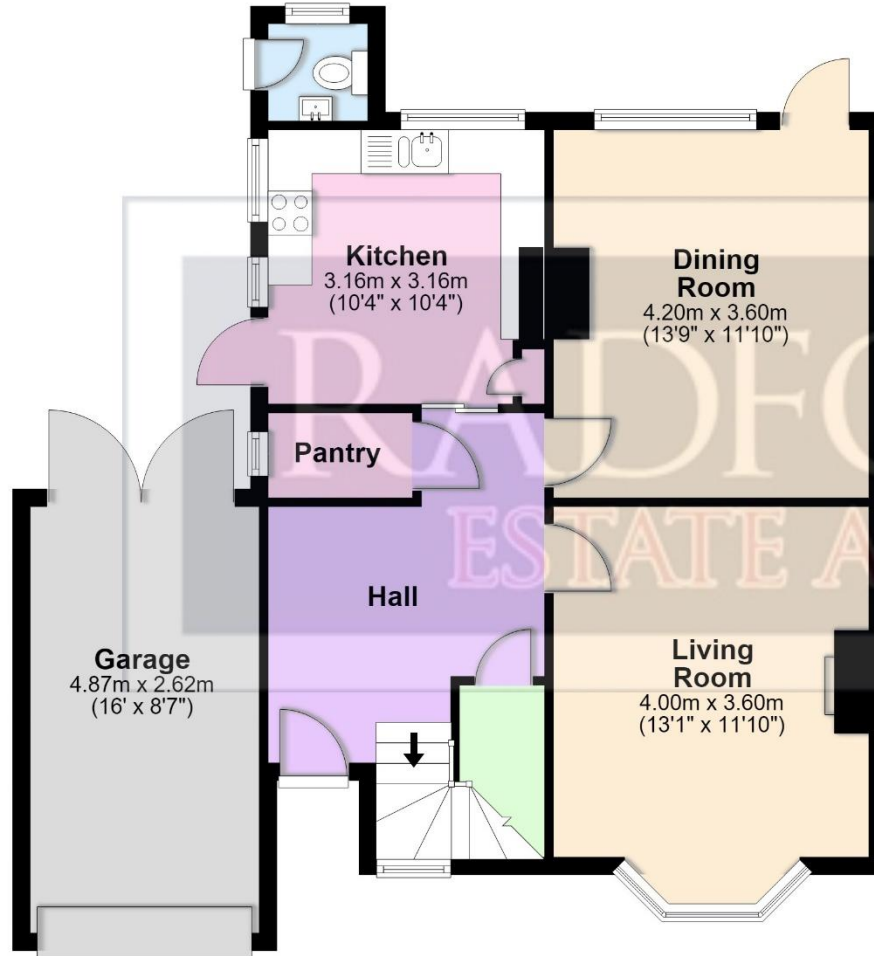
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans 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.

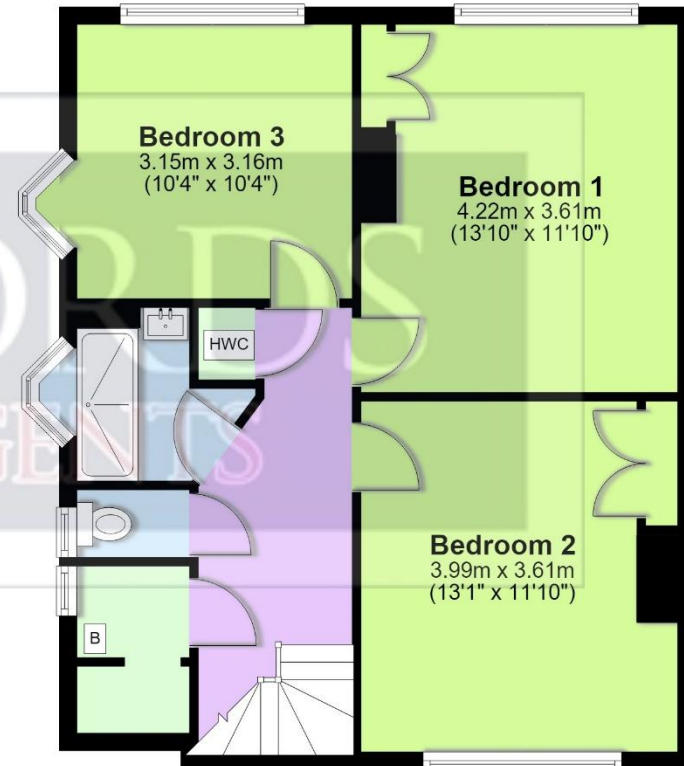
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
The garage and external WC are not included in total floor area
Plan produced using PlanUp.