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Village Houses

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Chain**



**45 CORNER FARM ROAD
STAPLEHURST
KENT
TN12 0PL
PRICE £435,000 FREEHOLD**



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45 CORNER FARM ROAD, STAPLEHURST, KENT, TN12 0PL

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE AN EXTENDED SEMI-DETACHED PROPERTY WITH THE BENEFIT OF PARTIAL AIR CONDITIONING

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, BEDROOM 4 / STUDY, UTILITY ROOM/CLOAKROOM, LANDING, THREE FURTHER BEDROOMS, ONE EN-SUITE, DRESSING ROOM, FAMILY BATHROOM, PARKING FOR FOUR CARS, GARDEN, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main crossroads, turn into Marden Road and take the first turning right into North Down, continue along to the end and then turn right into Corner Farm Road and the property can be found a short way up the right-hand side with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire an extended and spacious semi-detached property, ideal for a young family with the added benefit of one of the bedrooms and one downstairs room having installed air conditioning. Benefitting from gas fire central heating and replacement double-glazing, property is conveniently situated within easy walking distance of Staplehurst village centre.

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 comprises:

ENTRANCE HALL

Replacement front door opening to entrance hallway with laminate flooring. Radiator. Alarm.

LIVING ROOM

Windows to front and venetian blind. Feature oak mantel place housing wood burning stove set in brick hearth. Fitted carpeting. Radiator.

KITCHEN / DINING ROOM

Kitchen fitted out with range of base and eye level units with stainless steel single drainer. Sink unit with modern block tap. Dishwasher. Indesit ceramic hob with extractor hood over. Bosch twin/double oven. Laminate flooring. Radiator.

Dining area with laminated flooring with sliding patio door opening through to conservatory with ceramic flooring with electric heater.

BEDROOM 4 / STUDY

Window to front. Radiator. Carpet. Air conditioning unit.

UTILITY ROOM / CLOAKROOM

WC and hand wash basin. Space for stackable washing machine/tumble dryer.

STAIRCASE

Leading to:

LANDING

Carpeted with radiator.

BEDROOM 1

Window to front. Fitted blinds. Fitted carpeting. Radiator. Twin wardrobe cupboards. Air conditioning unit.

BEDROOM

Window to rear with venetian blind. Fitted carpeting.

DRESSING ROOM

Window to rear with venetian blind. Radiator. Currently fitted with wardrobes but could easily be reinstated to full bedroom use.

ACCESS OFF TO BEDROOM

Window to front with venetian blind. Radiator. En-suite recently refitted with shower cubicle and hand wash basin. Sanitary unit. WC. Chrome heated towel rail.

FAMILY BATHROOM

Window to side, blind, panel bath with shower attachment. Hand wash basin. WC suite. Heated towel rail.

OUTSIDE

Property enjoys large frontage with a shaped and concreted patterned parking area providing parking for four cars extending to front service area with parcel box. To the rear of the property is a paved patio area with outside tap. Area of garden laid to artificial grass. Additional cupboard area. Garden shed.

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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		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

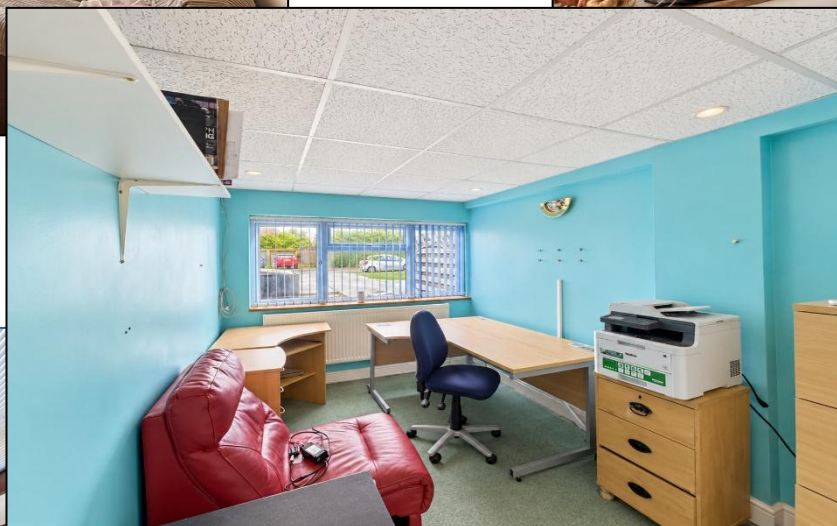
EPC Rating: D

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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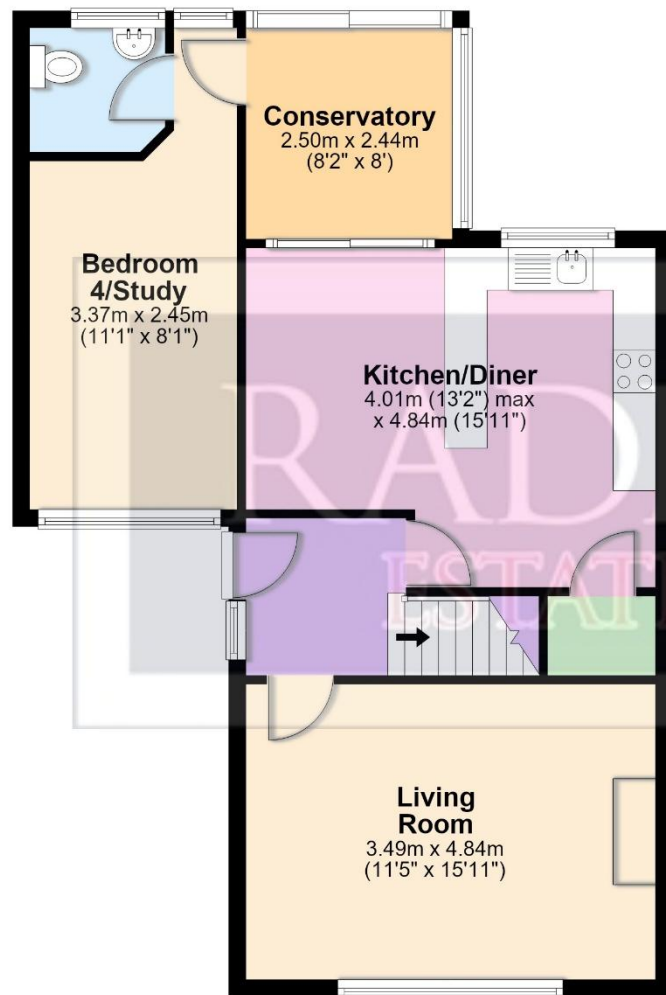


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Ground Floor



First Floor



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Plan produced using PlanUp.