

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**38 BATHURST ROAD  
STAPLEHURST  
KENT, TN12 0LQ  
PRICE £315,000  
FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

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## 38 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

**A WONDERFULLY REFURBISHED AND BEAUTIFULLY MAINTAINED END OF TERRACE PROPERTY SITUATED IN THE HEART OF THE VILLAGE OF STAPLEHURST**

**ENTRANCE PORCH, LIVING ROOM, KITCHEN & DINER, LANDING, BEDROOM 1, BEDROOM 2, BATHROOM, GARDEN**

### **VIEWINGS**

Strictly by appointment with the Agent as above.

### **DIRECTIONS**

From the High Street in Staplehurst, turn into The Parade and continue straight into Offens Drive, this should eventually turn into Bathurst Road once you meet a junction, left right and the property will be found a short way up on the right-hand side with our For Sale board outside.

### **DESCRIPTION**

Situated on the popular Bathurst Road, this recently refurbished property has been upgraded within the last three years to include a new WIX kitchen, replacement carpeting throughout the first floor, and attractive vinyl flooring to the ground floor. The property enjoys fibre to house broadband installed -Trooli. The property benefits from gas-fired central heating and a recently installed shower pump, fitted within the last 18 months. On-street parking is available directly in front 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 PORCH

Laminate Oak flooring. Carpeted stairs to first floor landing.  
Access to:

### LIVING ROOM

Laminate Oak flooring. Window to front. Radiator to front. Fitted curtains. Understairs cupboard with hot water cylinder.

### KITCHEN & DINER

Laminate tile flooring. Window to rear with fitted blinds. Radiator to side. Spotlights. Range of base and eye-level units with integrated “HiSense” gas oven and hob with concealed extractor hood. Integrated Beko dishwasher. 1.0 bowl steel sink. Plumbing for washing machine and tumble dryer. Space for table and chairs. Door to rear garden.

### LANDING

Leading from stairs in porch. Recently replaced carpeting upstairs.  
Access to part-boarded loft.

### BEDROOM 1

Fitted carpeting. 2 Windows to front. Fitted wardrobe. Fitted blinds.  
Over stairs storage.

### BEDROOM 2

Fitted carpeting. Window to rear. Radiator to side. Fitted curtains.

### BATHROOM

Newly replaced door. Tiled flooring. Frosted window to rear. Chrome heated towel rail. Bathtub with shower attachment and rainfall shower head. WC. Hand wash basin.

### OUTSIDE

To the front, the property benefits from an attractive green lawn with a paved pathway leading to and around the front door. Side access to the rear garden is available via the left-hand side of the property. Through the side access gate, there is a metal storage shed set on a paved area. The paved pathway continues around to the rear access door, which leads directly into the kitchen.

The rear garden is predominantly laid to lawn, with a paved pathway leading to the opposite side of the garden where a wooden shed – with light and power- is located.

### COUNCIL TAX

Maidstone Borough Council Tax Band C

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D



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### **MONEY LAUNDERING REGULATIONS**

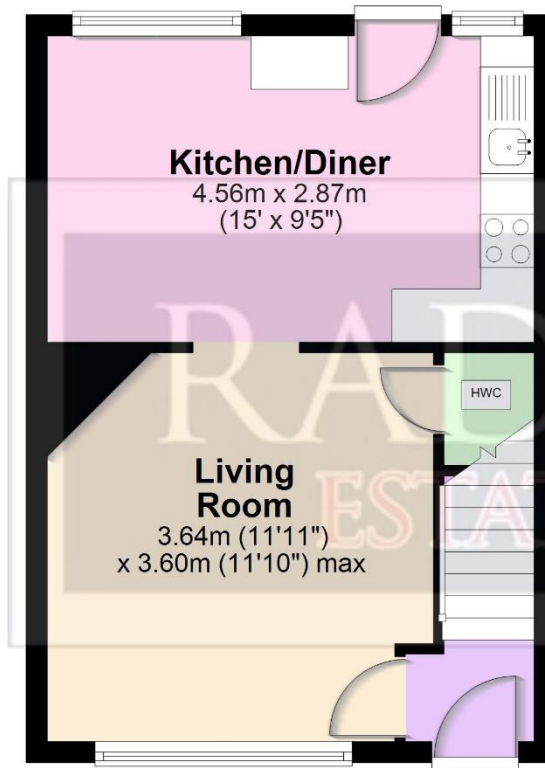
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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.*

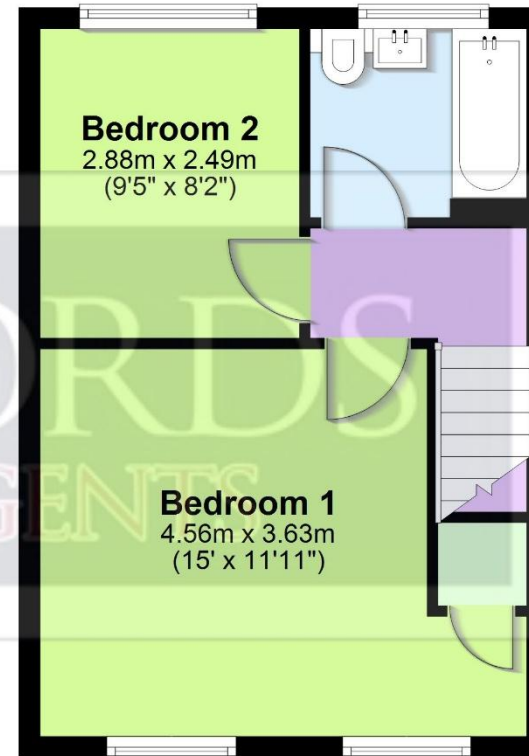
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## FLOORPLANS

**Ground Floor**



**First Floor**



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

Dimensions are approx

Plan produced using PlanUp.