

RADFORDS
ESTATE AGENTS

Village Houses



**16 JAGGARD WAY
STAPLEHURST
KENT
TN12 0LE
PRICE £310,000 FREEHOLD**



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

rightmove OnTheMarket

ZOOPLA PrimeLocation.com

The Property
Ombudsman

APPROVED CODE
Trading Standards UK

NRLA

ClientMoney
Protect

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

16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE

AN IMMACULATE AND BEAUTIFULLY PRESENTED END OF TERRACED PROPERTY

ENTRANCE HALL, LIVING ROOM, DINING AREA, KITCHEN, CONSERVATORY, LANDING TWO BEDROOMS, BATHROOM, GARDEN, GARAGE EN-BLOC

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the top of the hill by the church and turn right into Bell Lane. Follow the road round into Jaggard Way and the property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

A rare opportunity to acquire an immaculate and recently decorated throughout property benefiting from new carpeting in the main living/dining room area. The accommodation is spacious, in particular the main bedroom which is a feature of the property. There is a conservatory to the rear overlooking the well-maintained garden. The property benefits from newly fitted windows, front door and rear doors, all of which were installed in September 2025.

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.



16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE

Replacement front door leading to:

ENTRANCE HALL

Radiator. Newly laid carpeting. Glazed panelled door opening to:

LIVING ROOM

Window to front. Radiator. Newly laid carpeting. Feature fireplace with electric fire. Wall mounted picture light. Two wall light fittings. Useful understairs cupboard.

DINING ROOM

Patio doors opening to Conservatory. Radiator. Newly laid carpeting.

CONSERVATORY

Good quality construction and glazed. Overlooking rear garden.

KITCHEN

Well-fitted with base and eye level units in clean condition with inset stainless steel single drainer unit with monobloc tap. Indesit integrated oven. Brandt fitted gas hob. Space and plumbing for washing machine. Integrated dishwasher. Tiled splashbacks. Door and window to rear.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

One wall partially mirrored. Access to insulated loft area.

MAIN BEDROOM

Spacious. Window to front. Radiator. Fitted carpeting. Triple wardrobe cupboard with glazed mirrored doors with hot water cylinder and boiler.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting.

BATHROOM

Window to rear. Tiled walls and flooring. Panelled bath with Triton shower and screen. Hand wash basin. WC. White heated towel rail/radiator. Fitted spotlights.

OUTSIDE

The property enjoys an area of front garden neatly laid to lawn. To the rear is an area of paved terrace and an area of decking. Artificial grass. Garden shed. Garage en-bloc.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

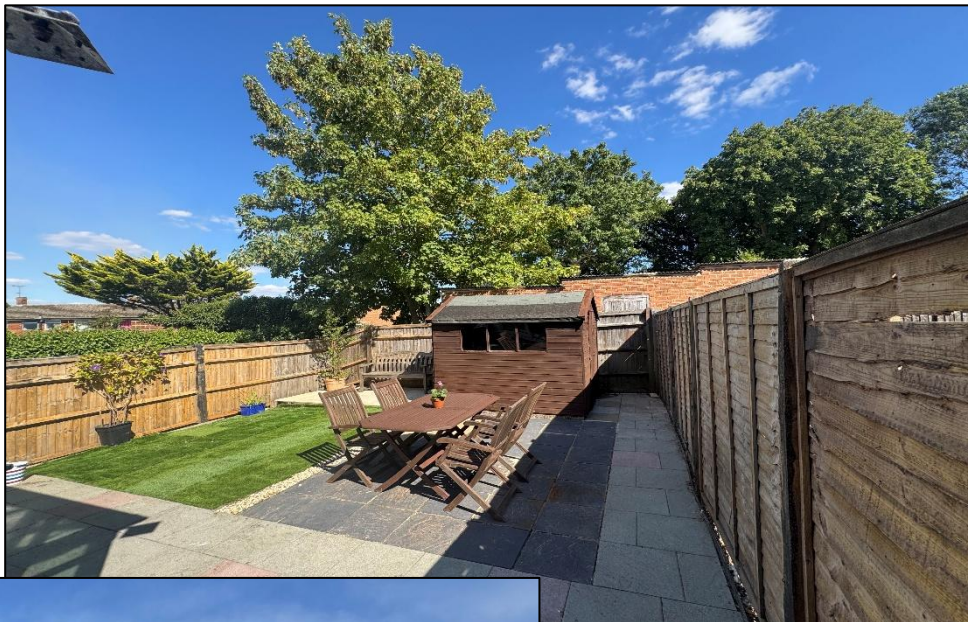
16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE



16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE



16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE



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.

16 JAGGARD WAY, STAPLEHURST, KENT, TN12 0LE

FLOORPLANS

To follow shortly.