

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**7 ALEN SQUARE  
STAPLEHURST  
KENT  
TN12 0SB  
PRICE £285,000 FREEHOLD**



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# 7 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

**REALISTICALLY PRICED FOR A QUICK SALE**

**AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOMED MID-TERRACED PROPERTY WITH A SOUTH FACING GARDEN SET WITHIN THE VILLAGE OF STAPLEHURST**

**ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, BATHROOM, GARDENS, GARAGE EN BLOC, CRANBROOK SCHOOL CATCHMENT AREA**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and take the second right into Poyntell Road. Follow the road and then take the second right into Alen Square. The property will be found on the left-hand side of the cul-de-sac with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a spacious three bedroomed mid-terrace property situated in a cul de sac position. The property benefits from replacement double glazing and gas-fired central heating. The property enjoys the benefit of a garage en bloc and an external car parking area to the 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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The accommodation with approximate dimensions comprises:

### ENTRANCE HALL

Radiator. Door opening through to:

### FAMILY LIVING ROOM

13'8" x 11'1". Window to front. Wood laminate flooring. Radiator.

### KITCHEN/DINER

17'6" x 8'10". Window to rear with fitted blind and patio door opening onto rear garden. Radiator. Wood laminate flooring. The kitchen area is fitted out with a range of base and eye level units with stainless steel single drainer sink unit. Freestanding gas cooker with extractor hood over. Space for dishwasher. Washing machine. Useful understairs cupboard.

### STAIRCASE

Carpeting. Leading to:

### FIRST FLOOR LANDING

Access to loft area. Airing cupboard.

### BEDROOM 1

11'1" x 10'1". Window to rear. Radiator. Fitted carpeting.

### BEDROOM 2

11'6" x 10'1". Window to front. Radiator. Fitted carpeting.

### BEDROOM 3

8'9" x 8'7". Window to front. Radiator. Fitted carpeting.

### BATHROOM

Panelled bath with shower attachment. Hand wash basin. WC. Radiator.

### OUTSIDE

The property enjoys an area of front garden with lawn. To the rear is a paved area of patio with the remaining garden slightly elevated, a feature of which is the gravelled area with stepping stones. The overall garden is fenced and has a garden shed.

### GARAGE

In nearby block with up and over door. Parking space outside.

### COUNCIL TAX

Maidstone Borough Council Tax Band C

### ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 69 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.

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*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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