

RADFORDS
ESTATE AGENTS

Village Houses

X

**No Onward
Chain**



**9 LONG STRAKES
STAPLEHURST
KENT
TN12 0GT
PRICE £195,000 - LEASEHOLD**



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9 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT

AN OPPORTUNITY TO ACQUIRE A SPACIOUS 3-BEDROOMED, SEMI-DETACHED, CHAIN-FREE PROPERTY ON THE “MEADOWS” DEVELOPMENT IN STAPLEHURST, THE PROPERTY CAN ALSO BE PURCHASED THROUGH SHARED OWNERSHIP – PLEASE SPEAK TO AGENTS FOR FURTHER DETAILS.

ENTRANCE PORCH, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, BEDROOM 1 WITH ENSUITE, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM, GARDEN & CARPORT, CAR PARKING FOR 2/3 CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the traffic lights in the centre of Staplehurst, turn into Headcorn Road, and follow along until there is a turning for Long Strakes, the property will only be found a short distance up on the left-hand side.

DESCRIPTION This modern and spacious semi-detached property has been meticulously maintained by its owner from new and occupies a prime position near the entrance to The Meadows development, enjoying an attractive view across the pond.

The property benefits from a Hive zoned heating system and an alarm system, both remotely app controlled, along with fibre cabled broadband offering speeds of up to 900 Mbps. Externally, there is a generously sized carport and driveway for 2 to 3 cars, complete with a Hive fast EV charging point and power sockets. The property further benefits from an NHBC warranty until December 2029. **The property can be bought under the shared ownership basis with a full price of £385,000 with a 50% share at a figure of £195,000.**

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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With approx. measurements...

ENTRANCE PORCH

Radiator to side. Carpeted stairs to landing. Door leading to:

LIVING ROOM

13'7 x 12'1 Fitted carpeting. Window to front. Radiator. Hive thermostat.

HALLWAY

Vinyl flooring. Door to understairs cupboard with meters and EV Charging fuse-box. Door to Cloakroom. Direct access into...

KITCHEN/DINING ROOM

16'11 x 10'4 Vinyl flooring. Window to rear garden. Range of base and eye-level units with under lights. 1.5 bowl steel sink. Integrated dishwasher. Integrated fridge and freezer. Integrated gas hob and electric oven with extractor hood. Combi-boiler also located in cupboard in Kitchen.

DINING AREA

Vinyl flooring. Space for dining table. French doors to rear garden patio.

CLOAKROOM

Accessible from Hallway. Vinyl flooring. Frosted window to side. Radiator to side. WC. Hand wash basin.

LANDING

From carpeted stairs in Entrance Porch. Access to insulated loft. Doors to:

BEDROOM 1

11'7 x 10'5 Fitted carpeting. Wardrobe with double door. Window to front. Radiator to front. Door to:

ENSUITE

5'1 x 5'1 Vinyl flooring. Frosted window to front. Walk-in shower. WC. Hand wash basin. Shaver point. Mirror cabinet. Spotlights.

BEDROOM 2

10'9 x 9'7 Fitted carpeting. Window to rear. Radiator to rear.

BEDROOM 3

12'0 x 9'7 Fitted carpeting. Window to rear. Radiator to side. Wardrobe cupboard.

FAMILY BATHROOM

7'0 x 6'1 Vinyl flooring. Frosted window to side. WC. Hand wash basin. Panelled bathtub with shower head attachment. Spotlights. Heated towel rail.

OUTSIDE

As one of the earliest homes constructed on the development by Bovis Homes in 2019/2020, the property enjoys a prime position near the entrance.

The rear garden features a porcelain-tiled patio area with power sockets, ideal for a BBQ setup. The remainder is laid to lawn, complemented by a neatly positioned wooden shed for both practicality and visual appeal. A wooden gate on the right-hand side provides access to the carport and driveway. The property has a nearby layby providing visitor parking, which is especially convenient for hosting when the driveway is in use. Further visitor parking is located to the front of the detached property opposite.

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COUNCIL TAX

Maidstone Borough Council Tax Band **D**

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

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.

DISCLAIMER

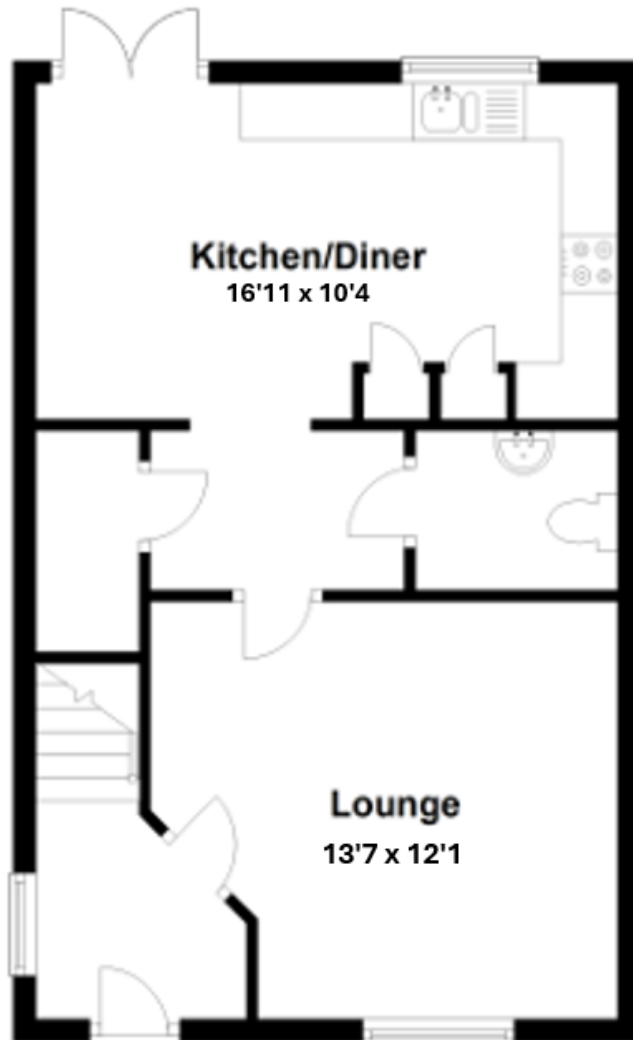
These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the 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

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)

