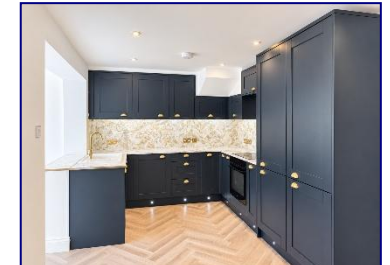


RADFORDS
ESTATE AGENTS

Village Houses



**17 THATCHER ROAD
STAPLEHURST
KENT
TN12 0ND
PRICE £359,950 FREEHOLD**



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

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The Property Ombudsman

APPROVED CODE

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enquiries@radfordsestates.co.uk
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01580 893152

17 THATCHER ROAD, STAPLEHURST, KENT, TN12 0ND

A BEAUTIFULLY PRESENTED AND EXTENDED MID-TERRACED PROPERTY HAVING BEEN FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD

ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING ROOM, LANDING, THREE BEDROOMS, FAMILY BATHROOM, NEAT AND TIDY GARDENS, CAR PARKING FOR SEVERAL CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights, turn into Marden Road and second turning left into Thatcher Road. The property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

This property has recently been the subject of refurbishment together with a new extension to the rear providing spacious family living accommodation. Finished to the highest possible standard with a newly refitted kitchen and bathroom. The property has also been fully rewired with new central heating, plumbing and pipework. An internal inspection is highly recommended.

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:

ENTRANCE HALL

Approached through replacement front door. Laminate flooring. Radiator. Oak/glazed door opening through to:

MAIN LIVING ROOM

Bay window to front with fitted blinds. Radiator. Laminate flooring. Fitted spotlights.

KITCHEN

Laminate flooring. Recently fitted. Range of base and eye level units with under lighters, worktop and fitted white enamel sink. Integrated dishwasher, washing machine and fridge freezer. Ceramic hob with extractor hood over and oven under. Spotlights.

DINING ROOM

Quality extension. Patio doors opening onto rear garden. Radiator. Spotlights. Laminate flooring.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to loft area. Airing cupboard housing combi gas-fired boiler.

BEDROOM 1

Window to front with blind. Double fitted wardrobe cupboard. Fitted carpeting. Radiator.

BEDROOM 2

Window to rear. Double fitted wardrobe cupboard. Fitted carpeting. Radiator.

BEDROOM 3

Window to front with blind. Fitted carpeting. Radiator.

BATHROOM

Window to rear with fitted blind. Recently refitted with shaped bath, shower attachment and screen. Wash basin and WC in vanity unit. Chrome heated towel rail.

OUTSIDE

The property has a newly laid driveway providing parking for several cars. The rear garden is neatly presented with area of paved patio and area of lawn.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

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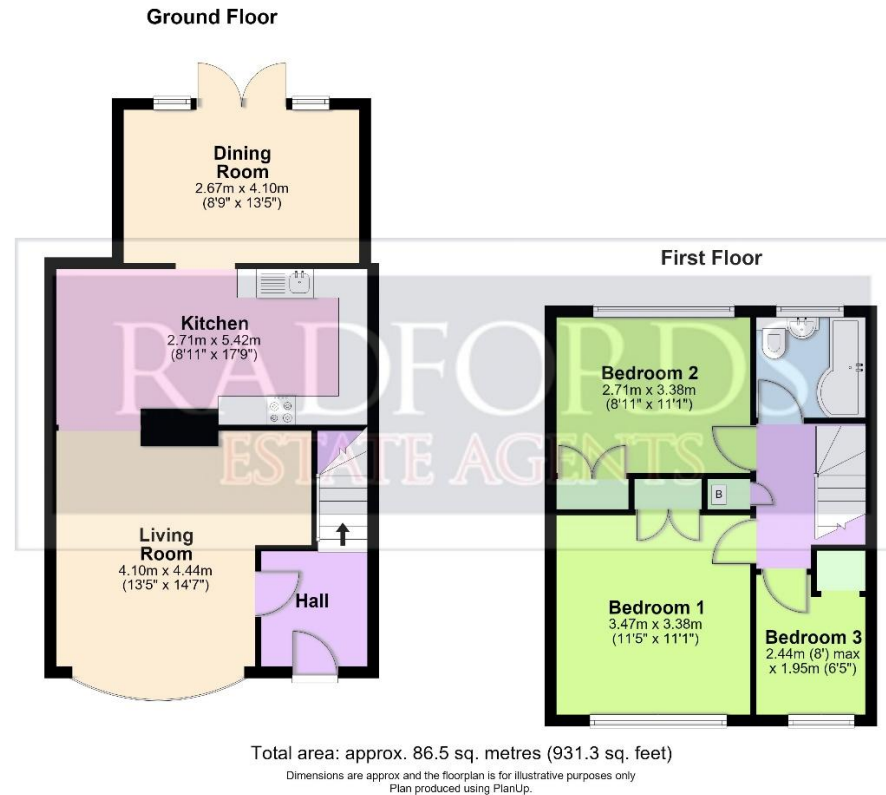


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FLOORPLANS



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.