

RADFORDS
ESTATE AGENTS

Village Houses



**16A BOWER WALK
STAPLEHURST
KENT**

TN12 0LU

PRICE £385,000 FREEHOLD



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16A BOWER WALK, STAPLEHURST, KENT TN12 0LU

A SPACIOUS AND BEAUTIFULLY PRESENTED THREE BEDROOMED END OF TERRACE PROPERTY SITUATED IN THE HEART OF STAPLEHURST VILLAGE WITHIN EASY WALKING DISTANCE TO VILLAGE SHOPS AND AMENITIES. THIS PROPERTY FALLS WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA.

THIS RECENTLY BUILT FAMILY HOME OFFERS BRIGHT AND AIRY ACCOMMODATION THROUGHOUT WHILST OUTSIDE ENJOYS AN ENCLOSED GARDEN AND PRIVATE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING. THE ACCOMMODATION IS ARRANGED OVER TWO FLOORS COMPRISING, ENTRANCE HALLWAY, EXCEPTIONAL GROUND FLOOR OPEN PLAN LIVING AREA, CLOAKROOM, THREE BEDROOMS AND A FAMILY BATHROOM.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed through the shopping parade into Offens Drive, continue to the end and turn right into Bathurst Road and take the turning on the right into Surrenden Road. Continue down and the property will be found on the right-hand side with our For Sale Board just before the road bears to the left.

DESCRIPTION

Built to a high specification is an immaculate end of terrace property benefits from double glazing and central heating throughout. Dominating a corner plot this immaculately presented family home offers space and light throughout with a stunning ground floor open plan living area. The property is in a neatly tucked away position yet close to village amenities and the mainline railway station.

The property is set in the heart of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys and Argos, primary school and mainline station providing regular 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. There is a regular bus service to Maidstone and Hawkhurst.



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Approaching the property is a paved driveway with gated access to rear garden and a few steps leading to the front door.

Inside, the bright and welcoming hallway includes wood effect flooring, inset lighting and doors to cloakroom, open plan living area, and staircase to first floor landing with useful understairs storage cupboard.

Bedroom three/study has wood effect flooring, window to front aspect and inset lighting,

The modern cloakroom includes a WC, base vanity unit with inset handwash basin, wall cupboard, wood effect flooring and inset lighting.

The stunning ground floor open plan living area comprises a stylish and well-equipped kitchen section with an array of wall and base units, granite effect worktops, part tiled walls, ceramic sink with mixer tap over, storage cupboard, window to side, integrated fridge/freezer, dishwasher, washing machine, oven with induction hob and concealed extractor hood atop. The spacious dining/living area is exceptionally light with plenty of natural light flowing through and includes skylight window, inset lighting and bifold doors to rear garden,

The first floor landing accommodates two bedrooms and a family bathroom.

Bedroom one, is a generous size with large window to front, a built-in wardrobe and inset lighting. Bedroom two another bright room with window to rear aspect and inset lighting.

The chic family bathroom includes a panelled bath with shower attachment over and glass screen surround, part tiled walls, base vanity units incorporating inset handwash basin, WC with concealed cistern, towel radiator, tiled floor, inset lighting and obscure window to rear.

Outside, to the front is a paved driveway with ample off-road parking and gated access to the low maintenance fence enclosed rear garden with artificial lawn section and a terraced area, ideal for alfresco dining with family and friends. This attractive garden has a real sense of privacy.

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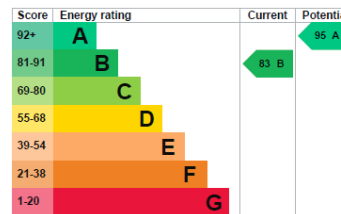
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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: B

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.