

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**127 BATHURST ROAD
STAPLEHURST
KENT
TN12 0NL
PRICE £370,000 FREEHOLD**



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



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

127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL

AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED END OF TERRACED PROPERTY

ENTRANCE HALL, LIVING ROOM, LARGE DINING ROOM, KITCHEN, UTILITY ROOM/CLOAKROOM, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, CAR PARKING SPACES, REAR GARDEN, 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 left into Marden Road, first left into Thatcher Road. Continue to the end, turn left into Bathurst Road and the property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

Recently redecorated throughout with newly refitted carpeting where necessary, replacement doors and new replacement double glazed windows where appropriate. Conveniently situated to be within walking distance of local school and village centre. An internal inspection is recommended to appreciate the accommodation on offer.

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.



127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL

Replacement front door to:

ENTRANCE HALLWAY

New carpeting. Radiator. Wall-mounted gas-fired boiler serving domestic hot water and central heating. Cloaks cupboard.

LIVING ROOM

New replacement double glazed window. Newly laid carpeting. Radiator. Living flame gas-fire in fireplace surround. Double doors opening through to:

LARGE DINING ROOM

French doors opening onto decking and window to rear. Newly laid carpeting. Radiator.

KITCHEN

Newly replaced window and door to garden. Fitted with range of base and eye level units with inset stainless steel single drainer sink unit. Four ring gas-hob and electric oven with extractor hood. Newly laid floor covering. Half-tiled walls.

UTILITY/CLOAKROOM

Eye level cupboard. Worktop with space and plumbing under for washing machine. WC. Pedestal hand wash basin. Radiator. Newly laid floor covering.

STAIRCASE

Newly laid carpeting. Double glazed window to side. Leading to:

LANDING

Newly laid carpeting. Airing cupboard with hot water cylinder and immersion. Access to insulated loft area.

BEDROOM 1

Window to front. Newly laid carpeting. Radiator. Double wardrobe cupboard.

BEDROOM 2

Spacious room. Window to rear. Newly laid carpeting. Radiator. Double wardrobe cupboard.

BEDROOM 3

Window to rear. Beige coloured carpeting. Radiator.

BEDROOM 4

Window to front. Newly laid carpeting. Bulkhead cupboard.

BATHROOM

Window to side. Panelled bath with Triton shower, fitted screen, handheld mixer tap/hand shower. Pedestal wash basin. WC. Heated towel rail. Newly laid floor covering.

OUTSIDE

To the front of the property is an area of garden and parking area for cars. Side access through to the rear garden which is fully fenced and part bricked walled. Rear access. Area of decking. Outside tap.

COUNCIL TAX

Maidstone Borough Council Tax Band D

127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL



127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL



127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

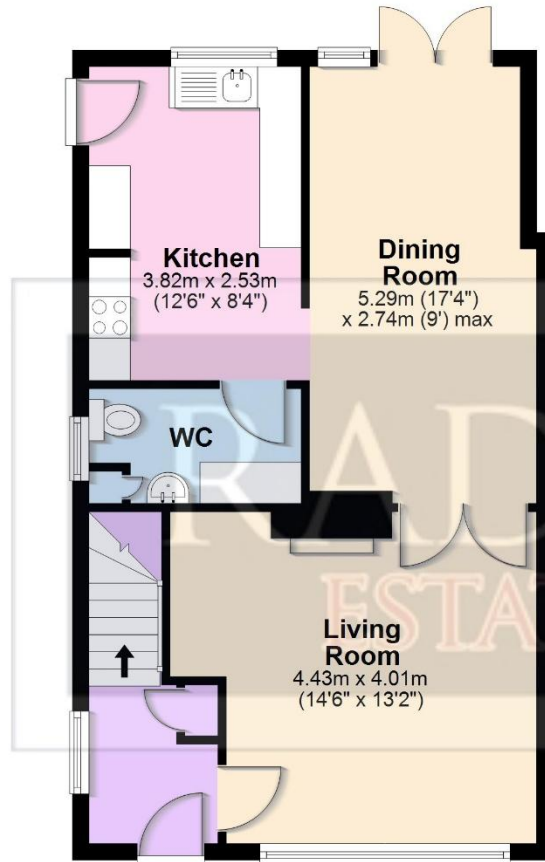
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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 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.

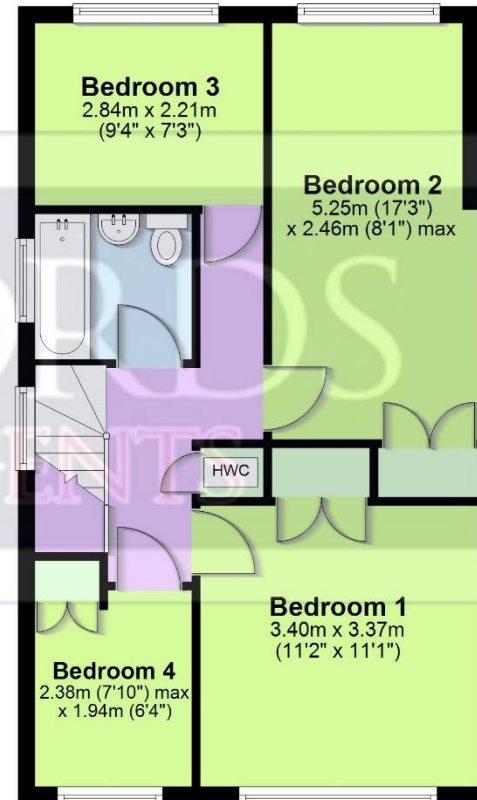
127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL

FLOORPLANS

Ground Floor



First Floor



Total area: approx. 102.5 sq. metres (1103.1 sq. feet)

Dimensions are approx

Plan produced using PlanUp.