

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



7, BRAGANZA DRIVE  
STAPLEHURST  
KENT  
TN12 0GN

**PRICE £400,000 - FREEHOLD**



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# 7 BRAGANZA DRIVE, STAPLEHURST, KENT, TN12 0GN

**AN OPPORTUNITY TO ACQUIRE A CHAIN-FREE, 3-BEDROOMED, SEMI-DETACHED PROPERTY IN BRAGANZA DRIVE IN THE VILLAGE OF STAPLEHURST**

**ENTRANCE PORCH, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, BEDROOM 1 WITH ENSUITE, TWO FURTHER BEDROOMS, SOUTH FACING GARDEN, DRIVEWAY FOR 2 CARS, CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From Staplehurst proceed to the main traffic lights and turn into Marden Road. Continue through to the roundabout, bear right into Hegarty Way, continue along and turn right into Crouch Road. Take the turning right into Braganza Drive and the property will be found a short way along on the left-hand side.

**DESCRIPTION** This beautifully presented three-bedroom home is located on the popular Dickensgate development, just off Marden Road in Staplehurst. It boasts a low-maintenance, south-facing garden with side access leading to a driveway providing parking for two vehicles. Additional visitor parking (clearly marked with a "V") is available on the left-hand side of the road at the junction, and viewers are welcome to park there when attending appointments.

The property further benefits from independently controlled central heating in the main bedroom, along with a stylish en-suite featuring a walk-in shower.

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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## **ENTRANCE PORCH**

Oak strip flooring. Radiator to front. Carpeted stairs leading to landing.

## **LIVING ROOM**

Fitted carpeting. Window to front and to side with shutter blinds. Radiator to side.

## **CLOAKROOM**

Oak strip flooring. WC. Cloakroom hand wash basin. Radiator to side. Mirror cabinet.

## **KITCHEN/DINING ROOM**

### **KITCHEN**

Oak strip flooring. Window to side. Range of base and eye-level units with integrated appliances. Underlights. 1.0 bowl stainless steel sink. Integrated fridge-freezer. Integrated gas oven and hob with extractor. Integrated dishwasher. Combi-boiler concealed in cupboard. Spotlights. Door to Utility room.

### **DINING AREA**

Space for table and chairs. Window to front with shutter blinds. Double door to south-facing side garden.

## **UTILITY**

Oak strip flooring. Extra base and eye-level units. Plumbing for washing machine and tumble drier. Door to understairs storage.

## **LANDING**

Carpeted stairs leading from Entrance Porch. Fitted carpeting through upstairs. Access to part-boarded loft with light. Door to storage cupboard with shelving.

## **MASTER BEDROOM**

Isolated central heating in main bedroom and ensuite. Fitted carpeting. Window to front with shutter blinds. Radiator to front. Built in wardrobe. Door to:

## **ENSUITE**

Laminate tile flooring. Frosted window to front. Heated towel rail. Walk-in shower. WC. Hand wash basin. Mirror cabinet. Spotlights.

## **BEDROOM 2**

Fitted carpeting. Window to front to shutter blinds. Radiator to front. Door to over stairs storage cupboard/wardrobe.

## **BEDROOM 3**

Fitted carpeting. Window to front. Radiator to front.

## **FAMILY BATHROOM**

Frosted window to side. Laminate tile flooring. Panelled bathtub. Hand wash basin. WC. Spotlights. Heated towel rail.

## **OUTSIDE**

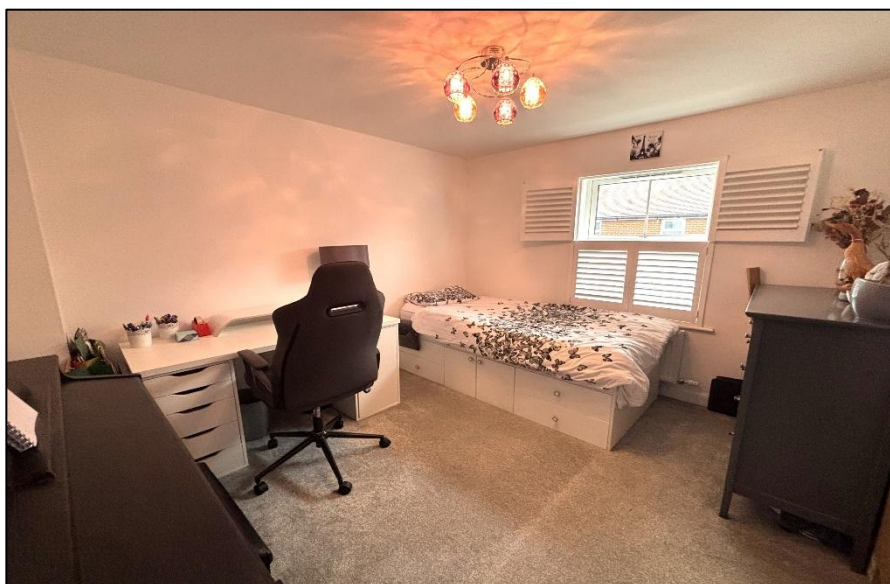
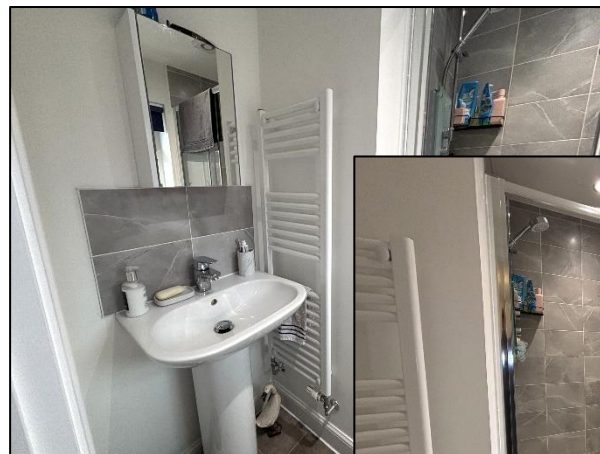
The front of the property is attractively presented, with decorative pebbles forming a border around the house and garden. To the right-hand side of the property is a driveway providing parking for up to two vehicles. The property benefits from a rather private, walled, south-facing side garden that enjoys plenty of natural sunlight throughout the day. Designed for low maintenance, it provides a pleasant outdoor space ideal for relaxing or entertaining.

**Parking for viewers can be found at the left-hand side of the property, marked out with a "V".**

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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	85 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.*

## AGENTS NOTE:

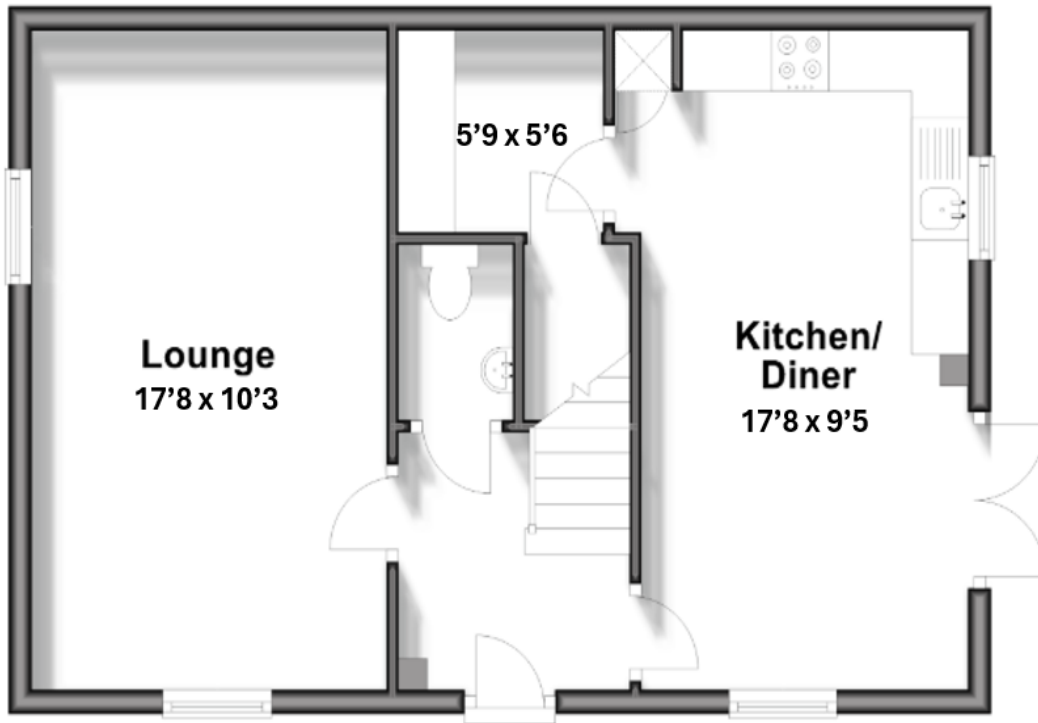
There is a service charge on this property, which can be paid annually or quarterly. Please ask agent for further information.

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## FLOORPLANS

### Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)

