

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**68 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0LJ  
PRICE £430,000 FREEHOLD**



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# 68 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LJ

**A DETACHED AND EXTENDED FAMILY HOUSE WITH ENTRANCE VESTIBULE, HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN, SPACIOUS UTILITY ROOM, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, GARDEN**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Staplehurst, proceed to the shopping parade and turn left into Offens Drive, continue to the end and turn right into Bathurst Road, continue along and our board will be found on the corner on the right-hand side.

## **DESCRIPTION**

An opportunity to acquire a detached family house having been extended in recent years with the benefit of replacement double-glazing throughout and gas fired central heating. Now ready for light refurbishment and updating, the property offers a lot of scope and an internal inspection is highly recommended. Other key features are the double garage and car parking area and good-sized garden, nicely secluded.

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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*Double glazed entrance vestibule area with wood-panelled flooring with door opening to:*

## **INNER HALLWAY**

Panelled radiator. Fitted carpeting. Door off to:

## **CLOAKROOM**

WC. Hand-wash basin.

## **LIVING ROOM**

Window to front. Panelled radiator. Fitted carpeting. Baxi Bermuda gas fire with back boiler serving domestic hot water and central heating. Built in shelving.

## **DINING ROOM**

Panelled radiator. Fitted carpeting. Serving hatch to kitchen.

## **KITCHEN**

Window to rear. Fitted out with range of base and eye-level units. Free standing cooker. Doorway through to large utility area.

## **LARGE UTILITY ROOM**

Window to rear. Door out to rear garden. Stainless steel single drain sink unit. Panelled radiator. Fitted cupboards.

## **STAIRCASE**

With carpeting to:

## **SPACIOUS FIRST FLOOR LANDING**

Airing cupboard with Lagged hot water cylinder with immersion. Access to loft.

## **BEDROOM 1**

Window to front. Radiator. Double wardrobe cupboard. Fitted carpeting.

## **BEDROOM 2**

Window to rear. Panelled radiator. Double wardrobe cupboard. Fitted carpeting.

## **BEDROOM 3**

Window to side. Wardrobe cupboard. Shelves. Fitted carpeting.

## **BEDROOM 4**

Window to front. Panelled radiator. Built-in cupboard. Fitted carpeting.

## **BATHROOM**

Panelled bath with dolphin shower. Wash basin. WC. Vanity unit. Chrome-heated towel rail. Window to rear.

## **OUTSIDE**

Property occupies a corner plot with bricked path and steps with handrail leading to front door. Frontage is laid to lawn with shrubs and hedging. Side gate leading to rear garden, laid mainly to lawn with paved area and established shrubs and bushes. Side area of garden and double garage with twin up and over doors , light and power.

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Maidstone Borough Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

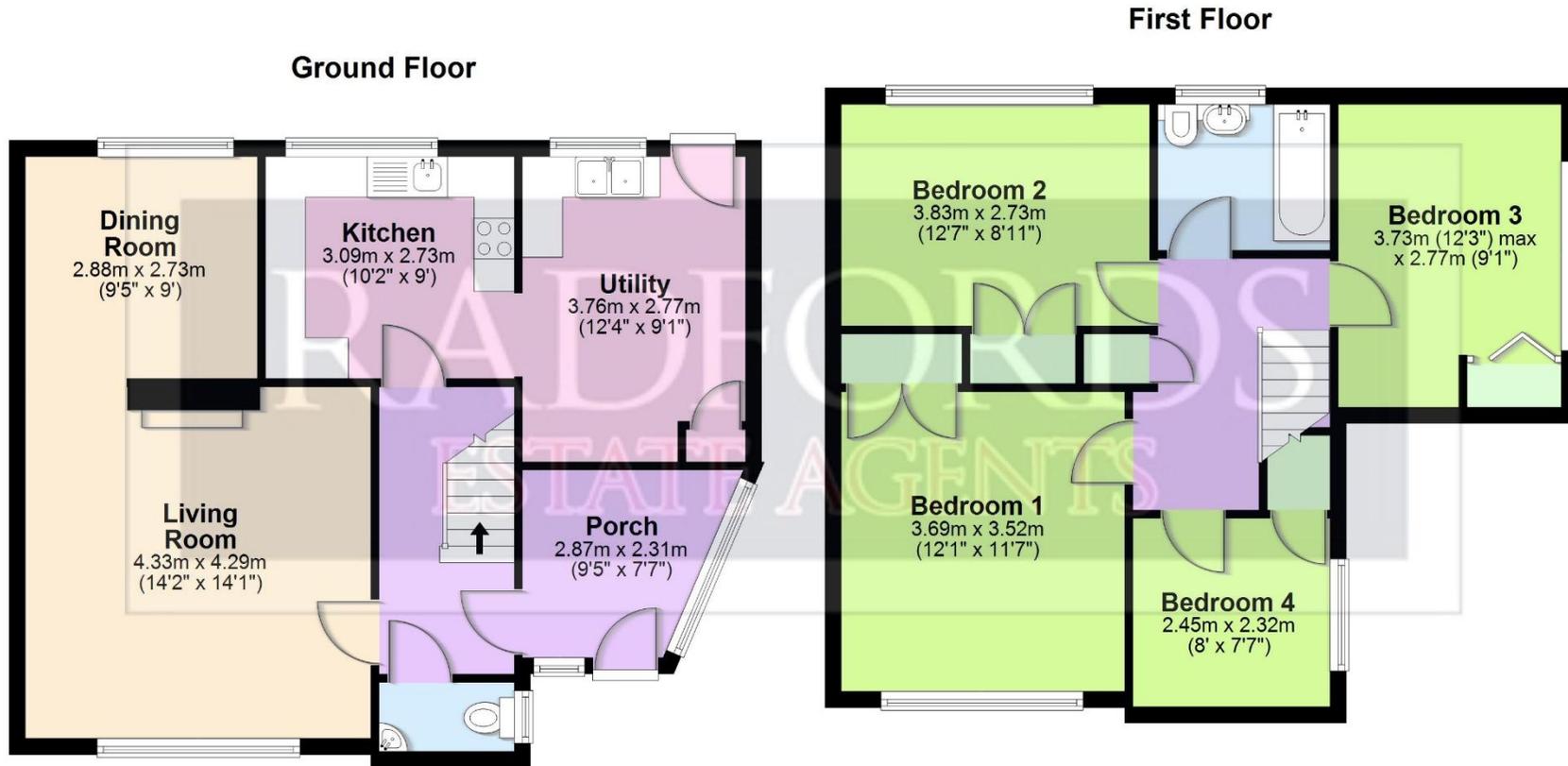
EPC Rating: D

## 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.*

FLOORPLANS



Total area: approx. 115.3 sq. metres (1241.3 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

