RADFORDS
ESTATE AGENTS

Village Houses



7 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LG

PRICE £370,000 FREEHOLD









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AN EXCEPTIONAL AND SPACIOUS EXTENDED SEMI-DETACHED HOUSE, SITUATED ON A POPULAR VILLAGE DEVELOPMENT WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA, AND BENEFITING FROM A DELIGHTFUL SOUTH-FACING REAR GARDEN.

ENTRANCE HALL, LIVING ROOM, SPACIOUS DINING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS, FAMILY BATHROOM, GARDENS TO FRONT AND REAR, GARAGE, OFF-ROAD PARKING

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of the village proceed into Offens Drive, continue to the end and turn left into Bathurst Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire a spacious, well-planned and extended semi-detached house offering good family living accommodation. The property benefits from replacement double glazing and gas-fired central heating. The property has a larger than average dining room overlooking the rear garden. There is an extended kitchen providing breakfast room area as well. The rear gardens are 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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The accommodation comprises:

ENTRANCE HALL
Cloaks cupboard. Fitted carpeting.

LIVING ROOM
Window to front. Radiator. Fitted carpeting. Fireplace with electric coal-effect fire.

DINING ROOM
Patio doors to rear. Radiator. Fitted carpeting.

KITCHEN/BREAKFAST ROOM
Recently refitted. Window to rear and door opening to garden. Worktop surfaces with 1½ bowl single drainer sink unit. Fitted Beko oven with ceramic hob and extractor hood over. Radiator.

STAIRCASE
Fitted carpeting. Leading to:

FIRST FLOOR LANDING
Window to side. Cupboard housing recently replaced Valliant gas-fired boiler serving domestic hot water and central heating.

BEDROOM 1
Window to front. Fitted carpeting. Double wardrobe cupboard. Radiator.

BEDROOM 2
Window to rear. Fitted carpeting. Double wardrobe. Radiator.

BEDROOM 3
Window to front. Fitted carpeting. Radiator. Bulkhead cupboard.

BATHROOM
Window to rear. Chrome heated towel rail. WC. Hand wash basin. Panelled bath with shower over and screen. Wood effect flooring.

OUTSIDE
The property enjoys a large frontage with area of lawn and herringbone brick pathway and driveway with parking for several cars. Access to single garage. The rear garden is laid to lawn with shrubs, nicely secluded and with side service area. Garden shed.

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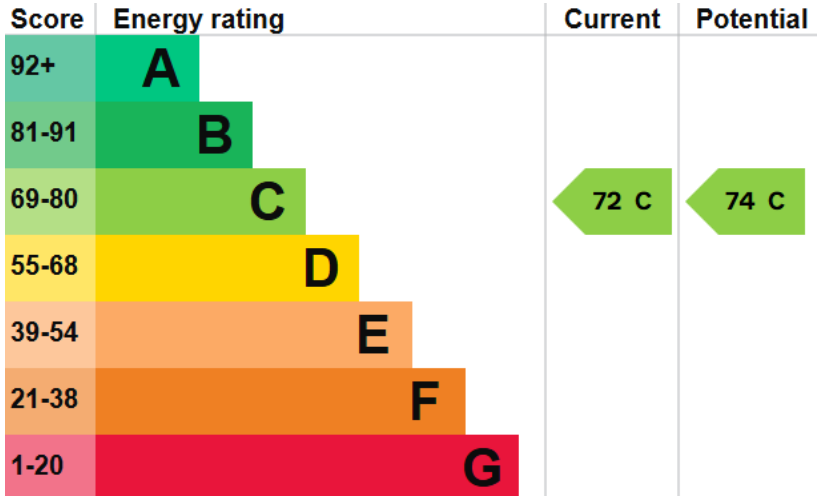


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COUNCIL TAX
Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

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.

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FLOORPLANS



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Plan produced using PlanUp.

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