RADFORDS
ESTATE AGENTS

Village Houses



34 BUTCHER CLOSE
STAPLEHURST
KENT
TN12 0TJ
PRICE £315,000 FREEHOLD









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34 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 0TJ

AN OPPORTUNITY TO ACQUIRE A TWO-BEDROOM HOME WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA AND BENEFITING FROM OFF-ROAD PARKING, A GARAGE AND NO ONWARD CHAIN

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/DINING AREA, SHOWER ROOM, LANDING, TWO BEDROOMS, BATHROOM, OFF-ROAD PARKING, GARAGE, GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst, proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Continue along and take the second left into Pope Drive and first right into Butcher Close.

DESCRIPTION

An opportunity to acquire a well-proportioned two-bedroom home, pleasantly situated within a popular residential development in the village of Staplehurst. The accommodation offers a comfortable living room, kitchen/dining area with doors opening onto the rear garden, together with the added convenience of a ground-floor shower room. To the first floor are two bedrooms and a family bathroom. Outside, the property benefits from off-road parking, a garage and a rear garden with both patio and lawned areas. The property is conveniently positioned for access to Staplehurst's range of local amenities and mainline railway station, whilst also falling within the Cranbrook School catchment area. Offered to the market with the additional advantage of no onward chain, an internal viewing is recommended.

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 VESTIBULE
Ceramic tiled flooring. Meter cupboard.

LOUNGE
Window to front. Wood laminate flooring. Feature stone effect fireplace and hearth. Radiator.

DINING AREA
Patio doors opening onto garden. Ceramic tiled flooring. Radiator.

KITCHEN/DINING AREA
Window to rear. Fully fitted units with under lighter. Gas hob with extractor hood over. Ceramic tiled flooring.

SHOWER ROOM
Shower cubicle with fitted shower. Fully tiled walls. Tiled flooring. Mirror light. WC. Hand wash basin.

BEDROOM 1
Window to rear. Fitted carpeting. Radiator.

BEDROOM 2
Window to front. Fitted carpeting. Radiator.

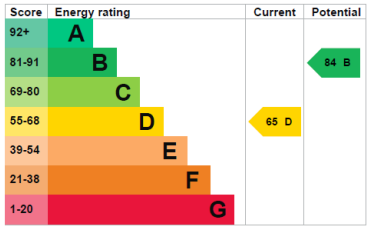
BATHROOM
Panelled bath. Wash basin. WC. Tiled walls.

GARAGE
Up and over door.

REAR GARDEN
Area of patio. Area of lawn. Two sheds.

COUNCIL TAX
Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



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 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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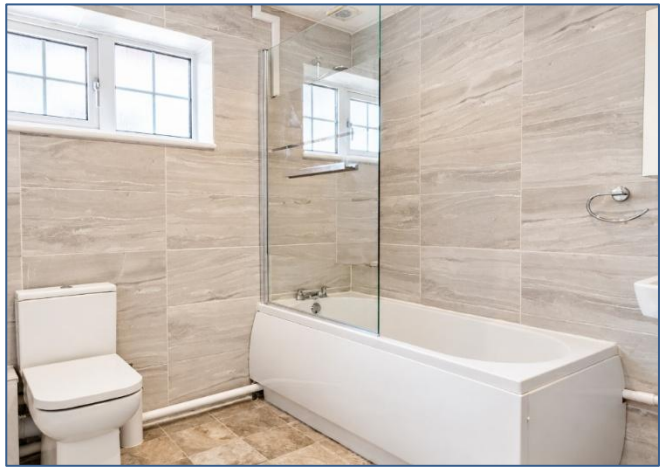


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