

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**10 CROUCH ROAD
STAPLEHURST
KENT
TN12 09H
PRICE £299,950 FREEHOLD**



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10 CROUCH ROAD, STAPLEHURST, KENT, TN12 0GJ

AN EXCEPTIONALLY SPACIOUS TWO BEDROOMED END OF TERRACE PROPERTY WITH VACANT POSSESSION

LIVING/DINING ROOM, KITCHEN, REAR LOBBY, DOWNSTAIRS BATHROOM, LANDING, TWO BEDROOMS, FAMILY BATHROOM, TWO CARSPACES, REAR GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS Proceed to the main traffic lights in the centre of the village and turn into Marden Road, continue down to the roundabout and bear round to the right. Continue along turn right into Braganza Drive and bear right into Crouch Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION An exceptionally spacious and well-planned terraced property providing family living accommodation. Having been built in the last three years, the property offers full double glazing and gas-fired central throughout.

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 HALL

Approached through front door. Opening through to:

LIVING/DINING ROOM

Window facing front. Radiator. Fitted Carpet. Door to storage under stairs. Open plan leading to:

KITCHEN

Window to rear. Radiator. Floor covering as laid. Fitted out with range of base and eye level units with inset stainless-steel single drainer sink unit. Integrated washing machine and dishwasher. Zanussi electric oven with gas hob over and extractor hood. Space for fridge freezer. Wall-mounted Ideal gas-fired boiler serving domestic hot water and central heating.

REAR LOBBY

Door opening onto rear garden. Door off to:

DOWNSTAIRS BATHROOM

WC. Hand wash basin.

STAIRCASE

Fitted carpet. Leading to

FIRST FLOOR LANDING

Access to loft area.

BEDROOM 1

Window to front. Radiator. Fitted carpet. Fitted cupboard.

BEDROOM 2

Window to rear. Radiator. Fitted carpet. Fitted cupboard

FAMILY BATHROOM

. Panelled bath with shower attachment. Hand wash basin. Radiator. Floor covering as laid.

OUTSIDE

The property has the benefit of two parking spaces immediately to the front. To the rear is an area of garden which is fully fenced. Garden shed. Paved area. The property is also only a short walk away from a large green, perfect for walking, as well as the estate's park just a few moments away.

COUNCIL TAX

Maidstone Borough Council Tax Band C

Service Charge is £840pa

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: **B**

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Dickens Gate — The Village Green

The Village Green

The village green provides a central open space to relax and enjoy nature. It is easily accessible to all abilities, with paved foot paths. To the south, the open green space has swales and grass bunds. Look out for **damaeettles** and **butterflies** here! To the north is an area of woodland, scrub, hedges and ponds. This area attracts, **bats** reptiles, amphibians and birds that use the scrub and hedgerows for nesting and shelter. Look out for birds like **bullfinch**, **white-throat**, **goldfinch** and **linnet**!

The Village Green

The ponds at Dickens Gate make great habitat for wildlife. Many of the ponds on site have been introduced to benefit newts. **Great crested newts**, **palmaria newts** and **smooth newts** make there home here, with many efts (young) found during monitoring surveys.

The native planting around ponds has been chosen specifically to benefit many species including **dragonflies**, **caddisflies**, **diving beetles**, **water boatman**, **toads** and **frogs**.

How Can You Help Wildlife

There are lots of things you can do to help wildlife, including putting a small bell on pet cats (lovely as cats are, they are amazing predators and the bell helps warn birds a cat is approaching), keeping your dog on a lead in the wild spaces and creating a wildlife friendly garden to encourage wildlife to spend time there!

By choosing to plant native wildflowers and flowers that attract pollinators in your garden, you will make it even better for pollinators like bees which are very important for the environment. Leaving some sections of your grass to grow will help these to flower.

Compost heaps and log piles may be used by amphibians, reptiles and invertebrates like stag beetles for shelter — this is also great for recycling your kitchen and garden waste! By adding a small pond to your garden, **frogs**, **toads**, and **newts** might make a home in your pond.

A great way to attract birds into your garden, is to put up bird boxes and feeders and make sure they are regularly re-filled.

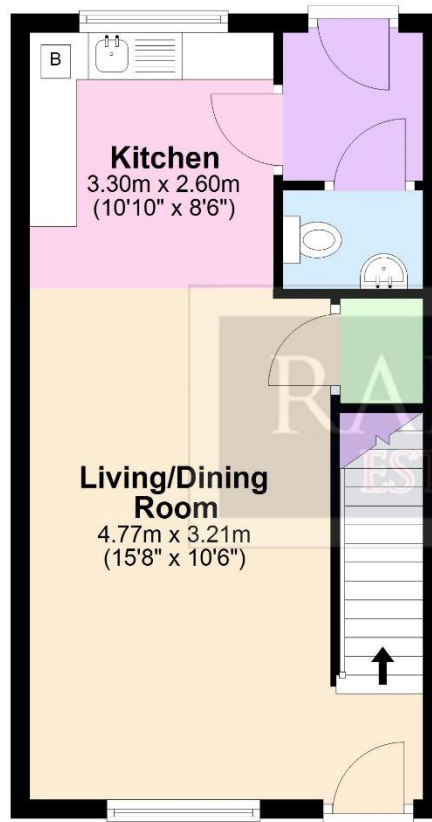
Bats have even been spotted flying over the water, along hedges and around woodland to catch insects in the summer evenings!

Follow this QR code to see how you can make your garden even more wildlife friendly!
www.ruglife.org.uk

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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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.