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Village Houses



**68 BRAGANZA DRIVE
STAPLEHURST
KENT
TN12 0GS
PRICE £TBC FREEHOLD**



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68 BRAGANZA DRIVE, STAPLEHURST, KENT, TN12 0GS

A WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED PROPERTY, IDEALLY SITUATED ON THE POPULAR DICKENSGATE DEVELOPMENT IN STAPLEHURST, KENT

ENTRANCE PORCH, CLOAKROOM, LIVING ROOM, KITCHEN/DINER, LANDING, BEDROOM ONE WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN , OUTBUILDING WITH ELECTRIC AND POWER, TWO CAR PARKING SPACES

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

An excellent opportunity to acquire a well-presented three-bedroom semi-detached home, situated within one of Staplehurst's sought-after modern developments. Boasting a generously sized outbuilding with power and electricity, it provides an ideal space for a home office, studio, or garden room. Offering a peaceful setting, this property is perfectly suited to family living

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

Wood strip flooring. Radiator to side.

CLOAKROOM

Laminate tile flooring. WC. Compact hand wash basin. Radiator to side.

LIVING ROOM

Wood strip flooring. Window to front. Radiator to front and rear. Understairs storage. Door to:

KITCHEN/DINER

Wood strip flooring. Window to rear. Range of base and eye-level units with integrated appliances and underlights. Integrated hob and oven with extractor hood. Integrated fridge-freezer. Integrated dishwasher. Integrated washing machine. 1.0 bowl steel sink. Boiler concealed in cupboard.

Dining Area

Wood strip flooring. Radiator to side. Double door to rear garden.

LANDING

Carpeted stairs leading from ground floor. Fitted carpeting. Access to insulated loft. Airing cupboard.

BEDROOM ONE

Fitted carpeting. Two windows to rear. Radiator.

Ensuite

Laminate tile flooring. Walk in shower cubicle. Frosted window to rear. Radiator to rear. WC. Hand wash basin.

BEDROOM TWO

Fitted carpeting. Window to front. Radiator to front.

BEDROOM THREE

Fitted carpeting. Window to front. Radiator to front.

FAMILY BATHROOM

Laminate tile flooring. Frosted window to side. Panelled bathtub with shower head attachment and rainfall shower head. WC. Hand wash basin. Heated towel rail.

OUTSIDE

The property boasts an attractive frontage, with well-stocked flower beds and herb borders, together with a driveway to the left-hand side providing off-road parking for two vehicles. A wooden side gate leads to the rear garden, where a paved pathway guides you to a substantial outbuilding complete with power and electricity. Beautifully appointed with wood-effect laminate flooring, two electric radiators and impressive bi-fold doors opening onto the garden, this versatile space is ideally suited for use as a home office, studio, garden room or hobby room.

The rear garden is fully enclosed by well-maintained fencing and has been thoughtfully designed for ease of maintenance, featuring a pebbled border running alongside the pathway, with the remainder laid mainly to lawn. An additional storage unit positioned along the left-hand boundary provides practical outdoor storage, while external power sockets and an outside tap add further convenience.

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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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: **B**

MONEY LAUNDERING REGULATIONS

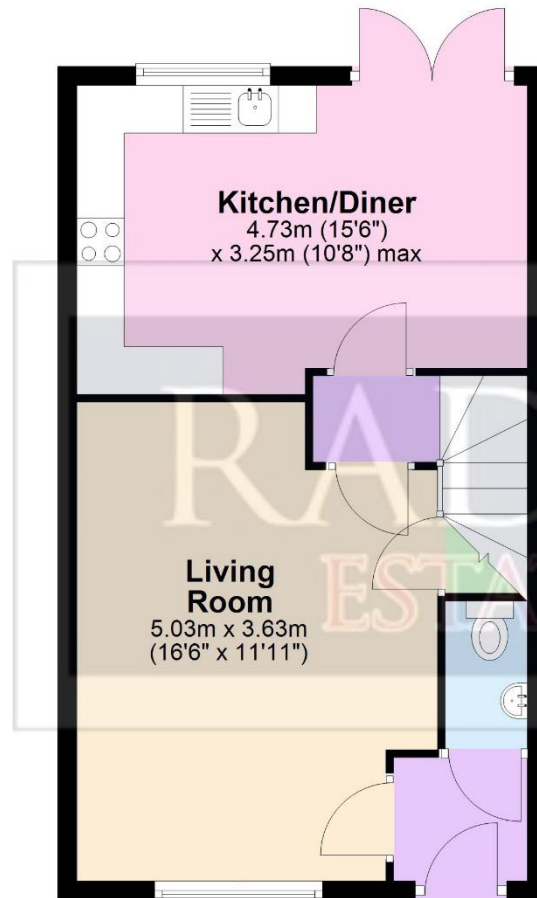
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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.

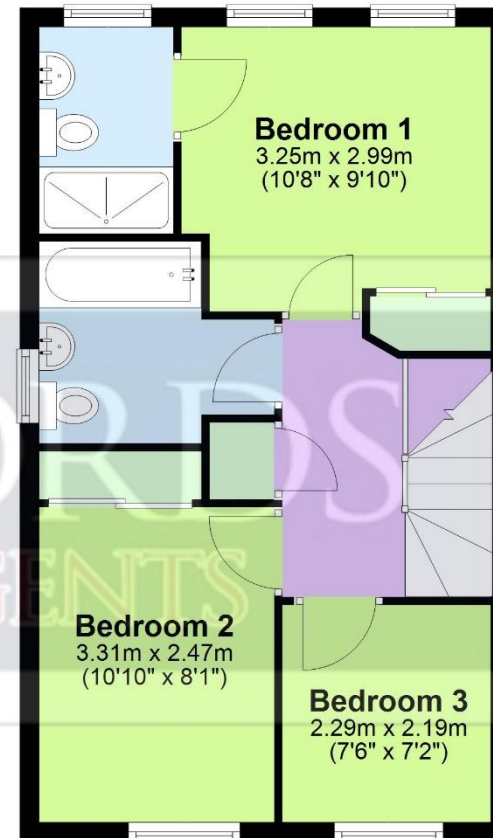
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

