

RADFORDS
ESTATE AGENTS

Village Houses



**29, TYLER ROAD
STAPLEHURST
KENT
TN12 0GY
PRICE £415,000 FREEHOLD**



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BUILT IN 2021 BY BOVIS HOMES, THIS MODERN THREE-BEDROOM SEMI-DETACHED FAMILY HOME IS SITUATED ON THE MEADOWS DEVELOPMENT JUST OFF HEADCORN ROAD AND ENJOYS PRIVATE, QUIET GARDENS WITH MINIMAL OVERLOOKING.

ENTRANCE HALL, LIVING ROOM, CLOAKROOM, KITCHEN/DINING ROOM, LANDING, BEDROOM 1 WITH ENSUITE, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM, SOUTH FACING GARDEN WITH PATIO AREA, CARPORT AND PARKING FOR 2-3 CARS.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the traffic lights in Staplehurst, head towards Headcorn and take the second left into Long Strakes, then again take the second left into Tyler Road , follow the road round until you come to the property which located again on the lefthand side.

DESCRIPTION The property offers exceptionally well-proportioned, easily accessible rooms, along with a stunning south-facing garden that backs onto the gardens of Hurst Close, ensuring a high degree of privacy with no overlooking from neighbouring homes. Tucked away off Long Strakes, the home features a perfect entertaining space for friends and family

The property has been maintained to a wonderful standard with integrated appliances within the kitchen and freshly laid carpet only replaced in the living room last year, the property has so much to offer both inside and outside. The parking outside the property is another huge benefit with plenty of parking on the driveway, as well as visitor parking bays scattered throughout the road.

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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Front door entering into:

ENTRANCE HALL

Integrated doormat. Amtico flooring. Radiator to side. Carpeted stairs leading to Landing.

Door to left leading to:

LIVING ROOM

Recently replaced fitted carpeting about a year ago. Window to front. Radiator to front. Door through to open area with access to understairs storage cupboard, as well as door to:

CLOAKROOM

Accessible door. Window to side. Radiator. Amtico flooring. WC. Hand wash basin.

KITCHEN/DINING ROOM

Amtico flooring throughout. Window to rear. Combi-boiler concealed in cupboard -only 5 years old. Range of base and eye level units with integrated fridge/freezer. Integrated dishwasher, Integrated gas hob and oven with extractor hood. Integrated washing machine. 1.5 bowl steel sink. Underlights. Spotlights.

Area for dining table. Radiator to side. Double door to rear garden.

SPACIOUS LANDING

Access to insulated loft.

BEDROOM ONE

Fitted carpeting. Wardrobe with double door. Window to front. Radiator to front. Door to:

ENSUITE

Tiled flooring. Radiator to front. Frosted window to front. Walk-in shower. WC. Hand wash basin. Mirror cabinet. Spotlights.

BEDROOM TWO

Fitted carpeting. Window to rear. Radiator to rear.

BEDROOM THREE

Fitted carpeting. Window to rear. Radiator to side. Wardrobe with door to side.

FAMILY BATHROOM

Tiled flooring. Window to side. Bathtub with double shower head attachment. WC. Hand wash basin. Chrome towel rail.

OUTSIDE

The front of the property also benefits from an area of lawn and a paved footpath leading to the front door. To the side of the property is a car port with EV charging, along with a driveway providing parking for 2-3 cars.

The rear garden features a distinctive layout, with a tiled patio arranged in an L-shape to make the most of the south-facing aspect and capture sunlight throughout the day. The rear garden also benefits from a shed to the rear left of the garden for storage. Outside tap.

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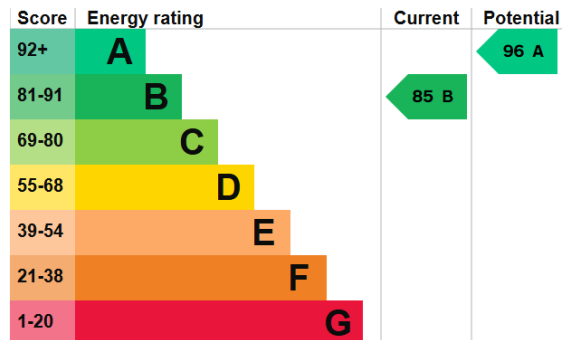


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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



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.

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.

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FLOORPLANS

