

RADFORDS

ESTATE AGENTS

Village Houses

X

No Onward
Chain



**9 LONG STRAKES
STAPLEHURST
KENT
TN12 0GT
PRICE £395,000 - FREEHOLD**



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9 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT

AN OPPORTUNITY TO ACQUIRE A SPACIOUS 3-BEDROOMED, SEMI-DETACHED, CHAIN-FREE PROPERTY ON THE “MEADOWS” ESTATE IN STAPLEHURST.

ENTRANCE PORCH, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, BEDROOM 1 WITH ENSUITE, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM, GARDEN & CARPORT, CAR PARKING FOR 2/3 CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the traffic lights in the centre of Staplehurst, turn into Headcorn Road, and follow along until there is a turning for Long Strakes, the property will only be found a short distance up on the left-hand side.

DESCRIPTION This property, built in 2019, was one of the earliest homes on the “Meadows” estate and has been owned by just one owner since new. It has been meticulously maintained and is presented as a blank canvas, ideal for buyers looking to personalise and redecorate to their own taste.

Externally, the property benefits from a generously sized car port and driveway, providing parking for two to three vehicles, equipped with a Hive fast EV Charging point for electric vehicles and power sockets. It is also equipped with an alarm system, a Hive zoned heating system and CCTV, each of which can be remotely app controlled. The property also benefits from fibre cabled broadband (up to 900 MBPS),

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

Radiator to side. Carpeted stairs to landing. Door leading to:

LIVING ROOM

Fitted carpeting. Window to front. Radiator. Hive thermostat.

HALLWAY

Vinyl flooring. Door to understairs cupboard with meters and EV Charging fuse-box. Door to Cloakroom. Direct access into...

KITCHEN/DINING ROOM

Vinyl flooring. Window to rear garden. Range of base and eye-level units with under lights. 1.5 bowl steel sink. Integrated dishwasher. Integrated fridge and freezer. Integrated gas hob and electric oven with extractor hood. Combi-boiler also located in cupboard in Kitchen.

DINING AREA

Vinyl flooring. Space for dining table. French doors to rear garden patio.

CLOAKROOM

Accessible from Hallway. Vinyl flooring. Frosted window to side. Radiator to side. WC. Hand wash basin.

LANDING

From carpeted stairs in Entrance Porch. Access to insulated loft.

Doors to:

BEDROOM 1

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

ENSUITE

Vinyl flooring. Frosted window to front. Walk-in shower. WC. Hand wash basin. Shaver point. Mirror cabinet. Spotlights.

BEDROOM 2

Fitted carpeting. Window to rear. Radiator to rear.

BEDROOM 3

Fitted carpeting. Window to rear. Radiator to side. Wardrobe cupboard.

FAMILY BATHROOM

Vinyl flooring. Frosted window to side. WC. Hand wash basin. Panelled bathtub with shower head attachment. Spotlights. Heated towel rail.

OUTSIDE

As one of the earliest homes constructed on the estate by Bovis Homes in 2019/2020, the property enjoys a prime position near the entrance.

Notably, it overlooks the pond, offering one of the most appealing views within the development. The property also benefits from a nearby layby providing visitor parking, which is especially convenient for hosting when the driveway is in use. Further visitor parking is located in front of detached property nearby, marked with a "V".

The rear garden features a porcelain-tiled patio area with power sockets, ideal for a BBQ setup. The remainder is laid to lawn, complemented by a neatly positioned wooden shed for both practicality and visual appeal. A wooden gate on the right-hand side provides access to the carport and driveway, which also benefits from an EV charging point. The driveway can accommodate approximately two large vehicles in a single line.

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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

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

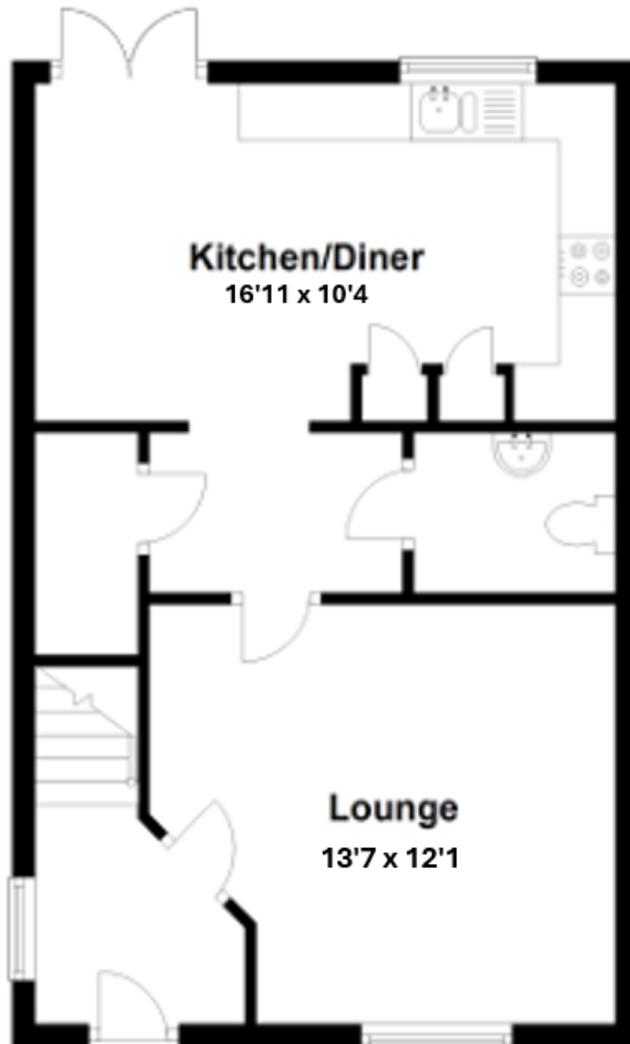
These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)

