

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



1 POYNTELL ROAD
STAPLEHURST
TN12 0SA
PRICE £359,950
FREEHOLD



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1 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

AN OPPORTUNITY TO ACQUIRE A CHAIN-FREE, THREE BEDROOMED, LINK DETACHED PROPERTY IN NEED OF SOME REFURBISHMENT & SITUATED JUST OFF OF THE MARDEN ROAD IN STAPLEHURST

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, EAST FACING GARDEN, ATTACHED GARAGE

VIEWINGS Strictly by appointment with the Agent as above

DIRECTIONS From the Traffic lights in Staplehurst, head towards Headcorn once on the Headcorn Road, take the second right into Poyntell Road and the property will be found a short way up.

DESCRIPTION A linked-detached, three-bedroom property situated just off Marden Road in Staplehurst, now in need of some refurbishment. The property benefits from gas-fired central heating and a generously sized living area as well as an east facing garden and attached garage. Offered with no onward chain, an internal inspection is highly 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

Strip wood flooring. Frosted window to side. Door to:

LIVING ROOM

Fitted carpeting. Window to front. Radiator to front. Carpeted stairs to landing. Understairs storage. Door through to:

KITCHEN/DINING ROOM

Laminate tile flooring. Window to rear. Radiator to side. Range of base and eye level units. Integrated Zanussi gas hob and oven with extractor hood. Tile splashback. Boiler concealed in cupboard.

LANDING

Leading from carpeted stairs in Living Room. Fitted carpeting. Window to side. Airing cupboard with Hot Water Cylinder and shelving. Access to loft.

BEDROOM ONE

Fitted carpeting. Window to front. Radiator to front.

BEDROOM TWO

Fitted carpeting. Window to rear. Radiator to rear.

BEDROOM THREE

Fitted carpeting. Window to front. Radiator to front. Built-in wardrobe with shelving.

BATHROOM

Tiled flooring. Frosted window to rear. Radiator to side. Panelled bathtub with shower head attachment. Hand wash basin. WC. Shelving.

OUTSIDE

The east-facing rear garden is well enclosed and features a wooden decking area accessed directly from the dining room. There is rear access to the garage, a metal storage shed, flower beds, outside tap, and a lawned garden with several trees providing shade and privacy.

To the front, the property benefits from a paved pathway and a small driveway providing off-road parking for one vehicle, leading to the garage with an up-and-over door. The garage also benefits from light and power.

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Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.