

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**28 POYNTELL ROAD
STAPLEHURST**

KENT

TN12 0SA

PRICE £330,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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28 POYNTELL ROAD, STAPLEHURST, KENT, TN12 0SA

AN EXTENDED SEMI-DETACHED HOUSE SITUATED WITHIN THE VILLAGE OF STAPLEHURST AND IN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, GARDEN ROOM, SHOWER ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDENS AND GARAGE EN BLOC

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights, turn into Headcorn and first right into Poyntell Road. Continue along for a while and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a semi-detached house with an open green frontage area with useful garden room/shower room extension to the rear. There is no onward chain so vacant possession is available immediately. We would recommend an internal inspection to appreciate what is on offer.

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

Door off to:

LIVING ROOM

15'11" x 11'3". Window to front with fitted curtains. Fully carpeted. Radiator.

KITCHEN/DINER

15'0" x 12'6". Patio doors opening onto garden room. Fitted out with range of base and eye level units with inset stainless steel single drainer sink unit with mixer tap. Integrated oven. Gas hob with extractor hood over. Useful understairs area. Integrated dishwasher. Floor covering as laid.

GARDEN ROOM

10'9" x 9'8". Two windows to rear and patio doors onto garden. Area and plumbing for washing machine. Door opening through to:

DOWNSTAIRS SHOWER ROOM

6'4" x 2'11". Walk-in shower. WC. Hand wash basin. Chrome heated towel rail.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Fitted carpeting.

BEDROOM 1

11'2" x 9'2". Window to front with fitted window blind and curtain.

BEDROOM 2

8'6" x 8'5". Window to rear. Fitted carpeting. Radiator.

BEDROOM 3

8'3" x 6'6". Window to front with curtains. Radiator. Fitted carpeting.

FAMILY BATHROOM

7'0" x 5'11". Window to side. Panelled bath. Hand wash basin. WC.

FRONT GARDEN

The property enjoys an area of front garden which is laid to lawn with established shrub. Side access through gateway to:

REAR GARDEN

Secluded. Laid to lawn with established hedging, borders and patio area.

GARAGE EN BLOC

Up and over door.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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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

