

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**109 BATHURST ROAD
STAPLEHURST
KENT
TN12 0NB
PRICE £495,000 FREEHOLD**



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



enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY WITHIN THE VILLAGE OF STAPLEHURST AND CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, LIVING ROOM, LIVING ROOM, KITCHEN/DINING ROOM, ADDITIONAL KITCHEN, CLOAKROOM, CONSERVATORY, BEDROOM 1 WITH ENSUITE, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, BEAUTIFULLY PRESENTED GARDENS AND TERRACE AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of the village proceed to the shopping parade and turn into Offens Drive. Continue to the end and turn right into Bathurst Road. Follow the road round bearing eventually to the right and just after the entrance to Bathurst Close, the property will be found on the left-hand side.

DESCRIPTION

An immaculate, beautifully presented and extended semi-detached house with unique ground floor layout providing two kitchens and two sitting rooms which would be ideal for an aged relative, but it does all integrate beautifully to provide a spacious family house. The kitchens are of high quality together with bathroom and ensuite. Another feature is the secluded garden with terraced area and workshop. There is no onward chain and an early 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.



109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB

ENTRANCE HALL

Approached through front door. Stripped flooring. Vertical radiator. Door off to:

LIVING ROOM

Stripped flooring. Vertical panelled radiator. Media style built in range of units.

KITCHEN 1

Fitted out with quality fitments with range of base and eye level units with natural wood worktop surfaces with inset sink unit and drainer. Inset ceramic hob with extractor hood. Fitted electric oven. Freezer.

CLOAKROOM

Fully fitted with quality fitments. Vanity hand wash basin. WC. Stripped flooring. Vertical radiator.

MAIN LIVING ROOM

Window to front with venetian blind. Feature fireplace housing electric wood burner style fire. Vertical radiator and additional radiator. Stripped flooring. Useful cloaks cupboard.

MAIN KITCHEN/DINING ROOM

Stripped flooring. Unique chrome radiator. French doors opening through to conservatory area. Built-in range of units incorporating freezer.

Kitchen Area

Fitted with base and eye level units with natural wood worktop surfaces with 1½ bowl sink. Integrated dishwasher. Ceramic hob with extractor hood over. Electric oven. Integrated fridge. Vertical radiator.

CONSERVATORY

Wood stripped flooring. Space for additional fridge freezer space.

STAIRCASE

Fitted carpeting. Leading to:

SPLIT LANDING

Airing cupboard with combi boiler serving domestic hot water and central heating. Hatch to insulated loft area.

BEDROOM 1

Double aspect with window to front and side. Radiator. Fitted carpeting. Useful built-in shelved dressing area.

SHOWER ROOM

Walk-in quality shower. Wash basin in vanity unit. Chrome heated towel rail. Wall cupboard with mirror.

BEDROOM

Window to rear. Radiator. Stripped flooring. Built-in shelving.

BEDROOM

Window to front. Radiator. Stripped flooring. Open wardrobe with shelving.

BEDROOM

Window to front. Radiator. Stripped flooring. Bulkhead cupboard.

BEDROOM

Window to rear. Radiator. Fitted open wardrobe cupboard. Stripped flooring.

109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB

BATHROOM

Quality shaped bath with mono tap/hand shower. Circular hand wash basin in vanity unit. WC. Tiled splashbacks. Chrome heated towel rail.

OUTSIDE

The property enjoys an open frontage with parking for at least three cars. To the rear of the property is a covered area of conservatory opening out onto rear garden laid mainly to lawn with shrubs and palm tree. To the side lies a paved terraced area with access to outbuilding with light and power. Additional BBQ area. Nicely maintained.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.

109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB



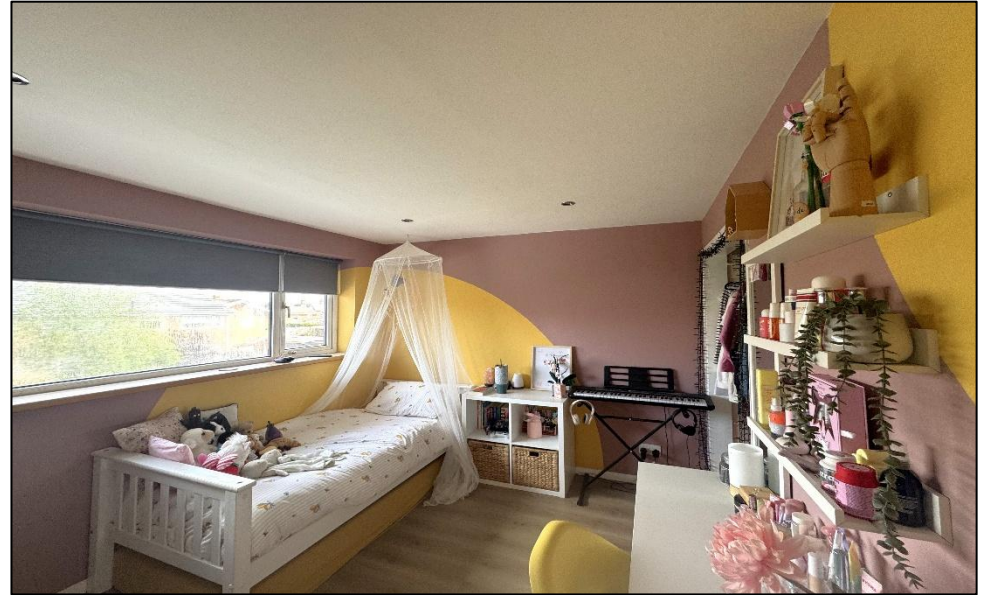
109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB



109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB



109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB



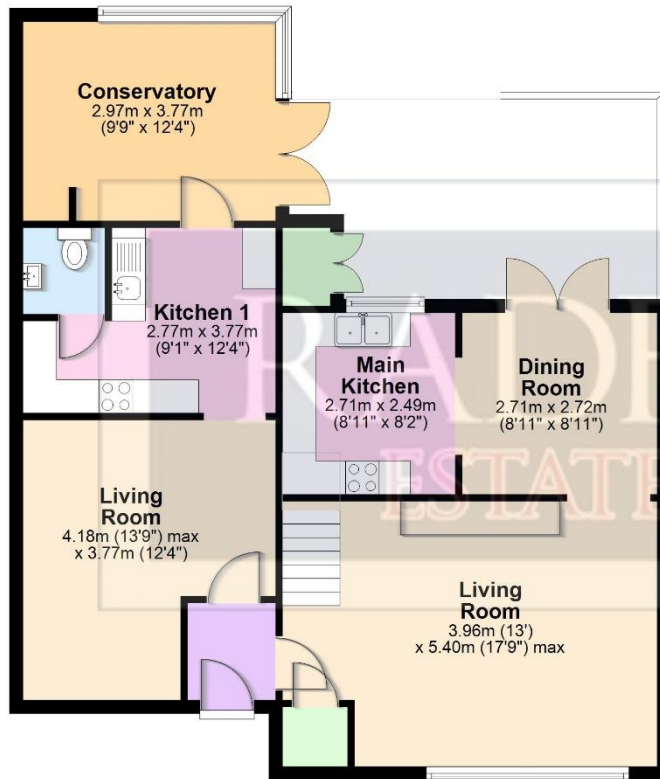
109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB



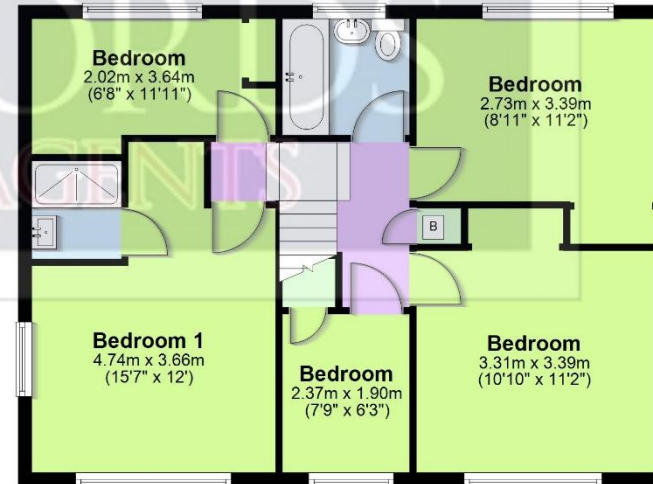
109 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NB

FLOORPLANS

Ground Floor



First Floor



Total area: approx. 140.7 sq. metres (1514.3 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Plan produced using PlanUp.