

RADFORDS

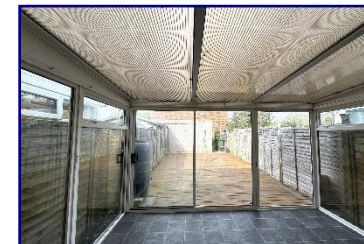
ESTATE AGENTS

Village Houses

No Onward
Chain



**4 REEVES CLOSE
STAPLEHURST
KENT , TN12 0NN
PRICE £285,000
FREEHOLD**



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

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

4 REEVES CLOSE, STAPLEHURST, KENT, TN12 0NN

AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL PRESENTED TWO BEDROOMED MID-TERRACED PROPERTY IN QUIET CUL-DE-SAC POSITION ON RESIDENTIAL DEVELOPMENT WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE VESTIBULE, LIVING ROOM/DINING ROOM, KITCHEN, CONSERVATORY, LANDING, BEDROOM 1, BEDROOM 2, BATHROOM, CAR PARKING FOR 2 CARS, COURTYARD GARDEN AREA & SINGLE GARAGE.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS Proceed to the main traffic lights in Staplehurst and turn into the Marden Road and take the third turning left into Oliver Road and first left again into Reeves Close.

DESCRIPTION Ideal for first-time buyers, a spacious mid-terrace property with the benefit of replacement double glazing, full gas-fired central heating, and double bedrooms. Property is within easy walking distance of Staplehurst Village Centre.

The property is set in the centre 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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Accommodation comprises...

Front door to:

ENTRANCE VESTIBULE

Door opening into...

LIVING ROOM/DINING ROOM

19'1 x 12'0 Double glazed window to front. Fitted carpeting. Panelled radiator. Understairs cupboard. Door through to:

KITCHEN

12'0 x 8'1 Base and eye-level units with inset sink unit. Space & plumbing for automatic washing machine. Space for cooker. Spacious wall cupboard. Door opening through to:

CONSERVATORY

Panelled radiator. Patio doors to rear courtyard garden with decking.

LANDING

Fitted carpeting. Access to loft area with two Velux windows.

BEDROOM 1

12'0 x 10'5 Window to front. Fitted carpeting. Panelled radiator.

BEDROOM 2

12'0 x 8'3 Window to rear. Fitted carpeting. Panelled radiator.

BATHROOM

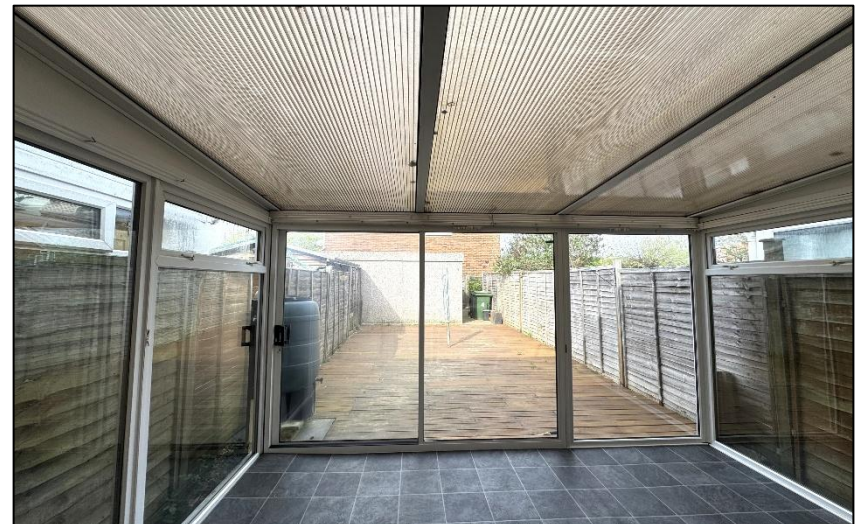
Panelled bath with shower head attachment. Hand wash basin. WC. Chrome heated towel rail. Fitted wall cabinet.

OUTSIDE

Space and parking for 2 cars. Courtyard garden with decking. Personal door to access single garage with power and light and up and over door. Gate to alleyway for side access.



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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

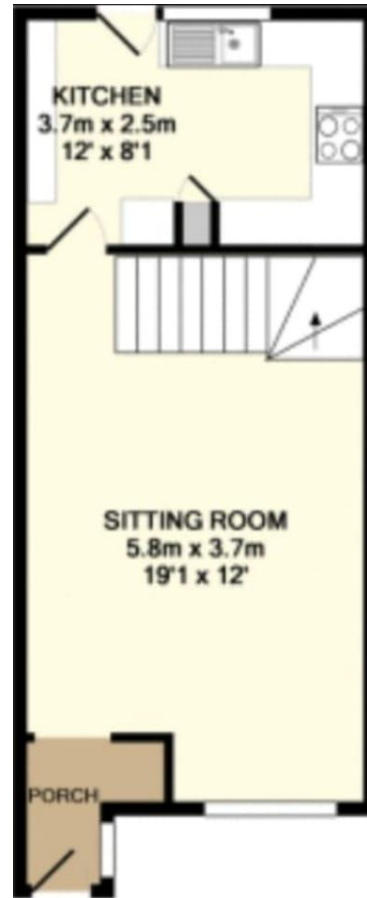
MONEY LAUNDERING REGULATIONS

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.

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FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(334 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(328 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.4 SQ.M. (661 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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