

RADFORDS
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Village Houses

**No Onward
Chain**



**35 BUTCHER CLOSE
STAPLEHURST**

KENT

TN12 0TJ

PRICE £315,000 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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35 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 OTJ

A SPACIOUS AND WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME, RECENTLY REDECORATED THROUGHOUT AND BENEFITING FROM A CONSERVATORY, GARAGE, DRIVEWAY AND ENCLOSED REAR GARDEN. OFFERED WITH NO ONWARD CHAIN AND IDEALLY SITUATED WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, TWO BEDROOMS, BATHROOM, GARAGE AND GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst, proceed to the main traffic lights, turn into Marden Road, and take the third turning left into Oliver Road and then first left into Pope Drive and first right into Butcher Close.

DESCRIPTION

An opportunity to acquire a spacious and well-presented semi-detached property, ideal for a first-time buyer having recently been redecorated throughout the property, has replacement double glazing, fully gas fire with central heating and fitted carpeting. 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.



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ENTRANCE VESTIBULE

Front door. Fitted carpeting. Meter cupboard. Window to front.

Door opening to:

LIVING ROOM

Window to front. Two panelled radiators. Fitted carpeting. Fireplace with fitted electric cold effect fire.

KITCHEN/BREAKFAST ROOM

Window over-looking conservatory. Fitted out with base and eye level units with enamel inset sink unit. Free standing gas cooker with electric oven. Wall mounted gas fire Worcester boiler serving domestic hot water and central heating. Space and plumbing for an automatic washing machine. Panelled radiator. Free standing refrigerator. Floor covering is laid.

CONSERVATORY

Spacious and in clean condition with floor coverings laid.

STAIRCASE

With carpeting leading to first floor landing:

BEDROOM 1

Window to front. Panelled radiator. Fitted carpeting. Fitted wardrobe cupboards with no door.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Free standing wardrobe.

BATHROOM

Panelled bath with Triton shower. Hand-wash basin. Low level WC suite. Panelled radiator. Airing cupboard with enamelled immersion.

OUTSIDE

The property benefits from an area of front garden with a driveway providing off-road parking for one vehicle and access to the garage, which has an up-and-over door. To the rear is an attractive and fully enclosed garden with paved patio areas, artificial lawn, established shrubs and a garden shed, providing a pleasant and low maintenance outside space.

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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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

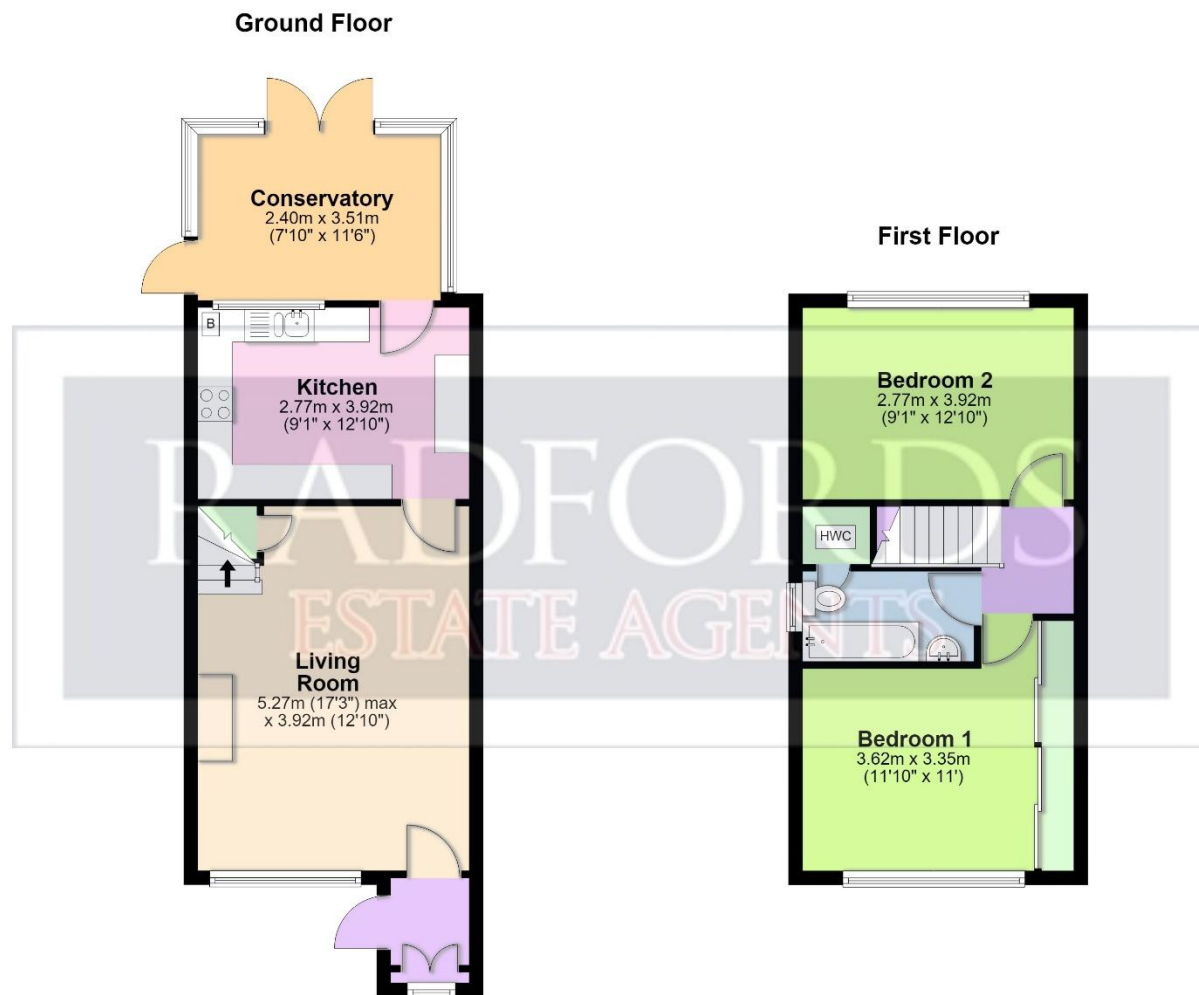
MONEY LAUNDERING REGULATIONS

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



Total area: approx. 75.6 sq. metres (813.6 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Plan produced using PlanUp.