RADFORDS
ESTATE AGENTS

Village Houses



4 ALEN SQUARE
STAPLEHURST
KENT
TN12 0SB
PRICE £300,000 FREEHOLD









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4 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

BEAUTIFULLY PRESENTED MID-TERRACED PROPERTY

ENTRANCE HALL, LIVING ROOM, REFITTED KITCHEN/DINER, LANDING, THREE BEDROOMS, REFURBISHED BATHROOM, GARAGE AND TWO PARKING SPACES, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road, take the first turning, a second turning right into Poyntell Road and Alen Square will be found a short way up on the right-hand side and the property further down in Alen Square with our For Sale board outside.

DESCRIPTION

A well-presented mid-terraced property set within the village of Staplehurst, with the benefit of replacement double-glazing, full gas central heating, tidy garden and the property comes with a garage and two additional parking spaces situated within the Cranbrook school catchment area.

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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The accommodation approximate dimensions comprise:

ENTRANCE HALL
Approach via replacement front door. Panelled radiator, understairs cupboard. Floor covering is Amtico Spacia LVT. Door opening to:

MAIN LIVING ROOM
Window to front. Panelled radiator. Fitted carpeting. Feature of this room is the part panelled walling.

KITCHEN/DINING ROOM AREA
Window to rear. Encasement doors opening onto rear garden. Flooring is Amtico Spacia LVT. Vertical fitted panel radiator. Fitted out with major base and eye level units with inset enamel sink unit with monobloc tap. Cupboard housing gas fire boiler serving domestic hot water and central heating. Integrated dishwasher. Kitchen appliances are Neff – the single oven and induction hob. Tiled splashbacks. Space for fridge/freezer. Additional matching units incorporating breakfast bar.

STAIRCASE
Fitted carpeting. Leading to:

FIRST FLOOR LANDING
Airing cupboard.

BEDROOM 1
Window to front with venetian blind, panelled radiator, fitted carpeting.

BEDROOM 2
Window to rear with venetian blind. Panelled radiator. Fitted carpeting. Built in wardrobe cupboards.

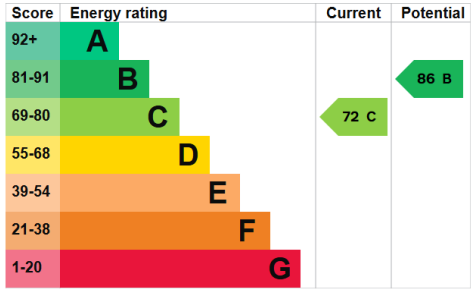
BEDROOM 3
Window to front. Fitted carpeting. Panelled radiator. Useful bulkhead cupboard.

BATHROOM
Recently refurbished with panel bath, fitted shower and shower screen. Hand wash basin and vanity unit. WC. Bathrooms fittings are finished in black with matching heated black towel rail. Window to rear with fitted venetian blinds.

OUTSIDE
The property enjoys an area of front garden with pathway. To the rear is an area of paved terrace and lawn with outside light, power point, external double socket and external tap. Rear gate access. Garage en-bloc with two parking spaces.

COUNCIL TAX
Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

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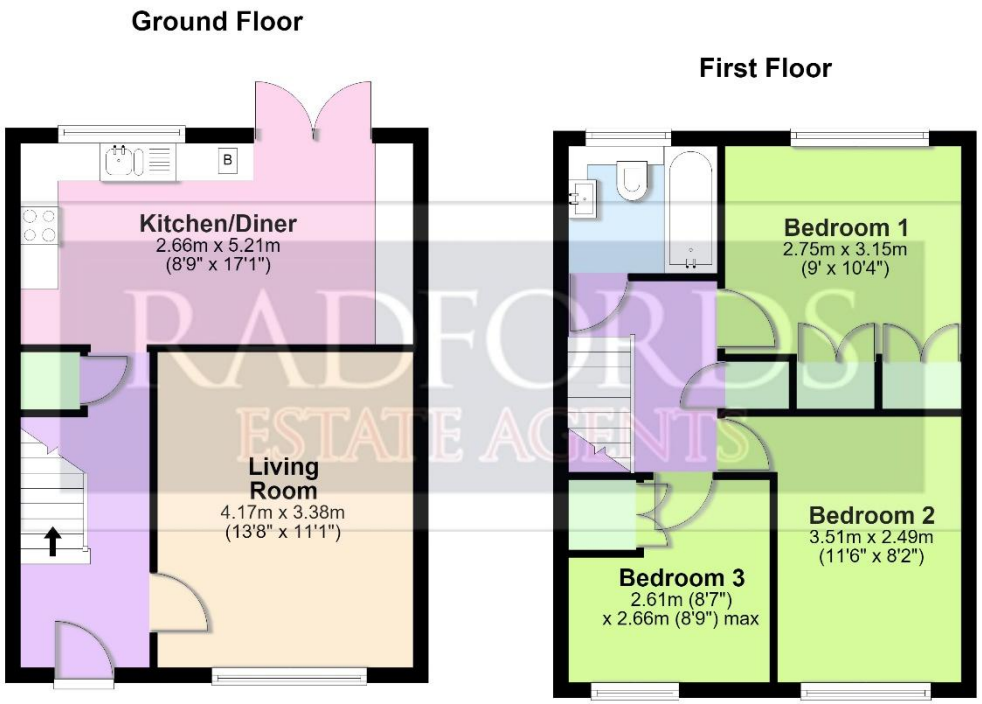




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FLOORPLANS



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

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

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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