

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**12 STAPLE DRIVE
STAPLEHURST
KENT
TN12 0SH
PRICE £375,000 FREEHOLD**



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12 STAPLE DRIVE, STAPLEHURST, KENT, TN12 0SH

A LINK-DETACHED PROPERTY IN A QUIET CUL-DE-SAC POSITION

ENTRANCE VESTIBULE, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, BEDROOM 1 WITH ENSUITE, TWO FURTHER BEDROOMS, BATHROOM, GARAGE, GARDENS AND SITUATED WITHIN THE 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, first right into Poyntell Road and continue round. Upon entering Staple Drive, continue along and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

A well-presented and spacious family house in quiet cul-de-sac position with immediate vacant possession upon completion. An internal inspection is highly recommended. One of the features is the good-sized pleasant rear garden. The property is within easy walking distance to Staplehurst village centre and mainline station.

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 with approximate dimensions comprises: -

ENTRANCE VESTIBULE

Approached through front door. Side screen. Radiator. Fitted carpeting/matting. Door off to:

CLOAKROOM

WC. Hand wash basin. Tiled walls.

L-SHAPED LIVING ROOM

23'5" x 16'0" narrowing to 12'8". Patio doors opening onto rear garden. Fitted carpeting. Two radiators. Fireplace with electric fire. Fitted wall lights. Useful deep understairs cupboard.



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DINING ROOM/BEDROOM 4

12'2" x 7'5". Patio doors opening onto rear garden. Radiator. Fitted carpeting.



KITCHEN

10'5" x 8'1". Window to front. Base and eye level units with fitted 1½ bowl sink unit. Stoves gas hob with oven under and extractor hood over. Integrated fridge and separate freezer. Dishwasher. Tiled splashbacks.



STAIRS

Leading to:

FIRST FLOOR LANDING

Fitted carpeting. Airing cupboard. Cupboard housing gas-fired boiler serving domestic hot water and central heating. Access to insulated loft area.

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BEDROOM 1

11'3" x 10'9". Window to front. Radiator. Built-in wardrobe cupboards.



ENSUITE

Hand wash basin. Shower cubicle. Radiator.

BEDROOM 2

9'5" x 8'1". Window to rear. Radiator. Fitted wardrobe cupboard.



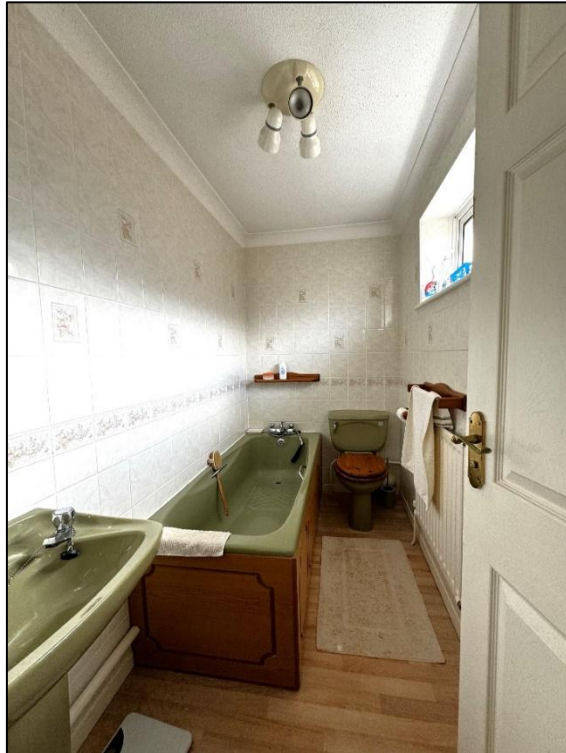
BEDROOM 3

7'6" x 6'6". Window to rear. Radiator.

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BATHROOM

Panelled bath. Hand wash basin. WC. Radiator. Tiled walls.



OUTSIDE

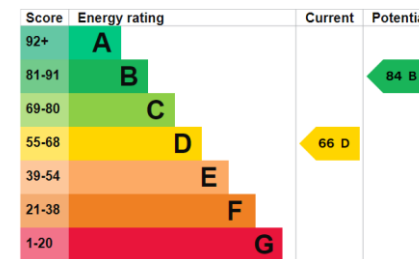
The property enjoys an area of frontage with ample car parking space. Side access leading to the rear garden which is laid mainly to lawn with a paved terraced area and established shrubs.

COUNCIL TAX

Maidstone Borough Council Tax Band E



ENERGY PERFORMANCE CERTIFICATE



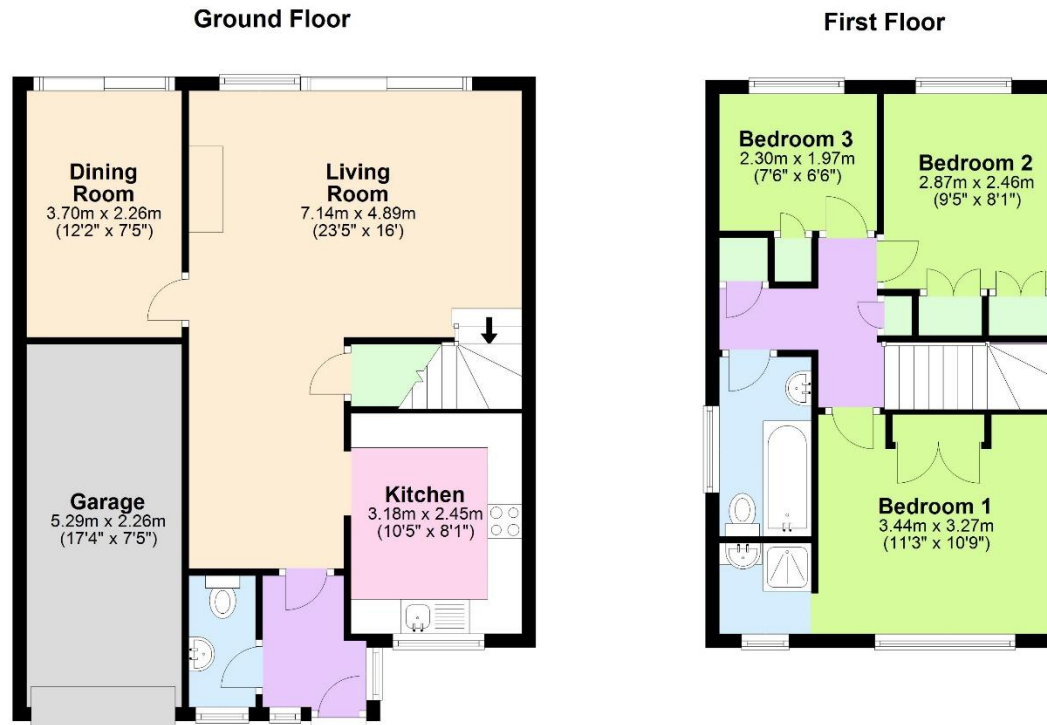
EPC Rating: D

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.

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FLOORPLANS



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

Note - Dimensions are approximate

Garage area not included in total

Plan produced using PlanUp.

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.