

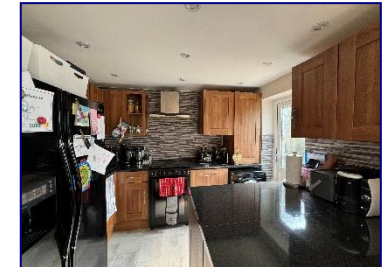
RADFORDS

ESTATE AGENTS

Village Houses



**57 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LQ
PRICE £319,950 FREEHOLD**



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57 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

A SPACIOUS AND WELL-PRESENTED AND EXTENDED MID-TERRACED PROPERTY WITH ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING AREA, CONSERVATORY, LANDING, TWO BEDROOMS, BATHROOM, LOVELY SECLUDED REAR GARDEN, GARAGE EN BLOC, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the shopping parade and turn into Offens Drive, continue to the end, turn right into Bathurst Road and number 57 will be found a short way along on the left-hand side, with our 'For Sale' board outside.

DESCRIPTION

A well-presented mid-terrace property with upgrades to bathroom and kitchen. With the benefit of an extension to the rear providing additional family living accommodation. Full replacement double glazing and gas fired central heating, the property also benefits from a general frontage area currently grassed providing some seclusion from being set back on the main road. 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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The accommodation with approximate dimensions comprises:

Front door opening to:

ENTRANCE HALL

With panelled radiator. Fitted carpeting. Door to:

LIVING ROOM

12'2" x 11'10". With double glazed window to front. Panelled radiator. Fitted carpeting. Understairs cupboard

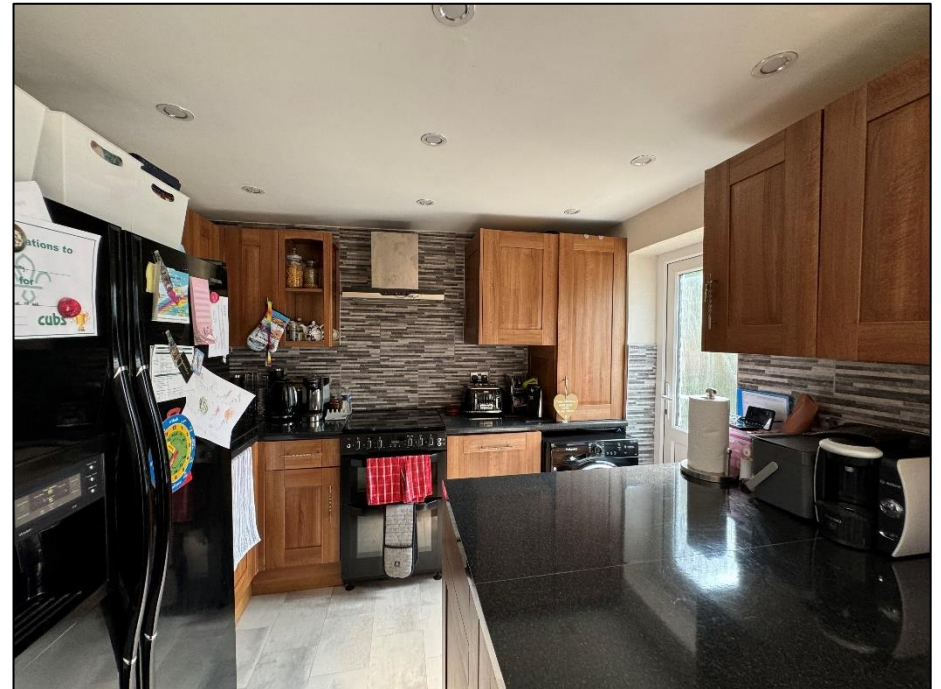


KITCHEN/DINING ROOM

15'2" x 9'6" overall. With door opening to rear garden and twin patio doors opening to conservatory.

KITCHEN AREA

Fitted out with range of base and eye level units with stainless steel 1½ bowl sink unit with drainer. Free standing cooker with gas hob and extractor hood over. Space and plumbing for washing machine and tumble dryer. Tiled splashbacks. Space for American style fridge/freezer. Fitted spotlights.



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DINING AREA

With panelled radiator.



CONSERVATORY

With doors opening through to rear garden.



Staircase leading to:

FIRST FLOOR LANDING

With access to loft area.

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BEDROOM 1

12'1" x 11'10". With double glazed window to front. Fitted carpeting. Panelled radiator. Fitted wardrobes and side area.



BEDROOM 2

9'7" x 8'1". With double glazed window to rear. Panelled radiator. Fitted carpeting.



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BATHROOM

Fitted out with panelled bath with mixer tap and shower attachment. Hand wash basin in vanity unit. WC.



OUTSIDE

As previously mentioned, the property has an area of communal open lawn to the front. The property has its own immediate over frontage. One of the features is the spacious and well secluded rear garden laid mainly to lawn with established hedges and bushes. Useful side area. Additional shed area with low picket fencing with outbuilding, rear access. Garage en bloc.



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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.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

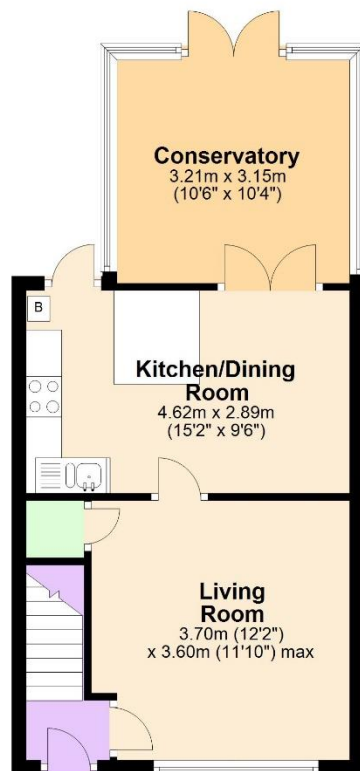
EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.