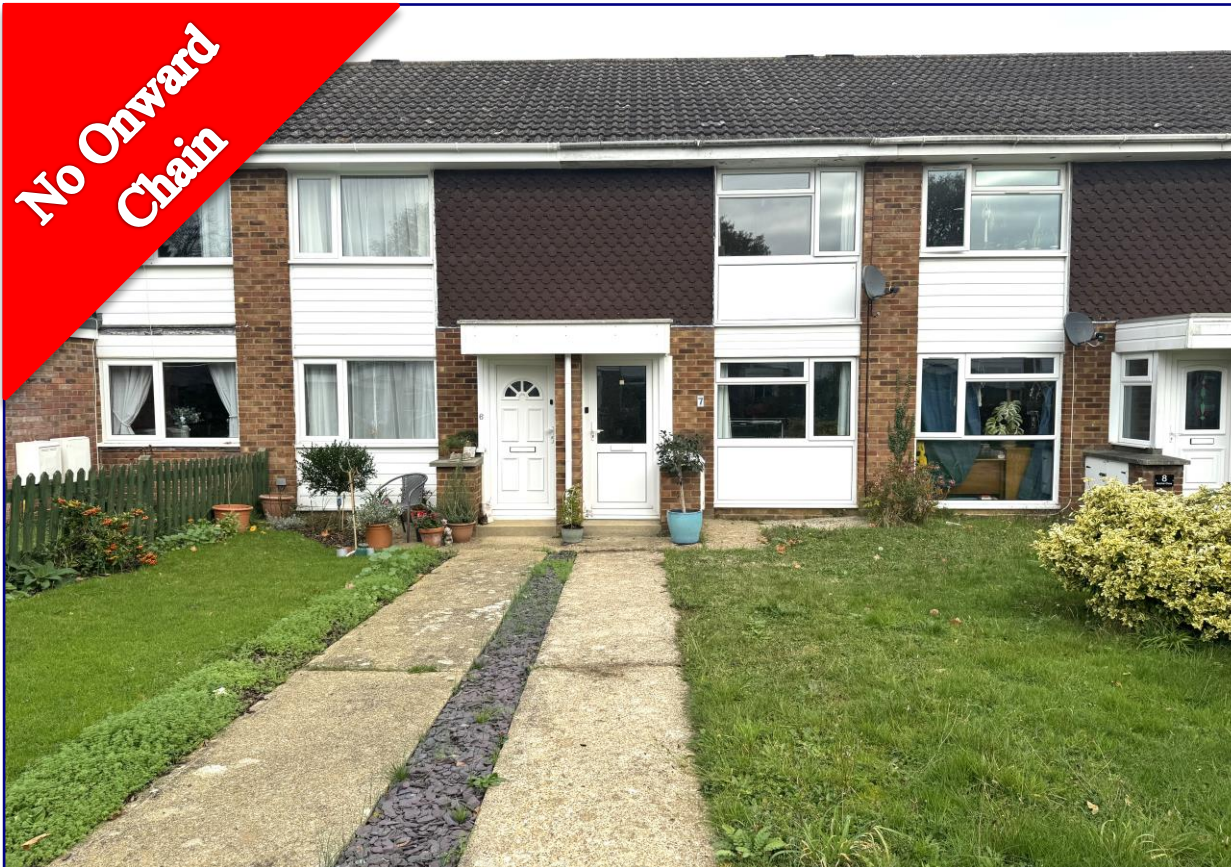


RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**7 BUTCHER CLOSE
STAPLEHURST
KENT TN12 0TJ**

PRICE £310,000 FREEHOLD



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

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7 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 0TJ

A WELL PRESENTED TWO BEDROOMED MID-TERRACE PROPERTY IN A VILLAGE DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL AMENITIES AND IN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, TWO BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From central Staplehurst, proceed to the main traffic lights and turn left into Marden Road, and third left into Oliver Road, then first left again into Pope Drive, and first right into Butcher Close, the property will be found a short way along the walkway with our For Sale board outside

DESCRIPTION

A well presented and updated mid-terrace house with excellent kitchen and bathroom facilities, and in good decorative order throughout. An internal inspection is highly recommended, there is no onward chain and the property has the benefit of replacement double glazing and full gas-fired central heating.

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 comprises:

ENTRANCE HALL

Approach through double glazed front doors with side screen and tiled flooring. Panel radiator. Door opening through to:

LIVING ROOM

Double glazed windows to front. Panel radiator. Fitted carpeting. Further door leading into:

KITCHEN/BREAKFAST ROOM

Fitted out with base and eye-level units with inset stainless steel single drainage sink unit with monobloc tap. Space and plumbing for automatic washing machine. Extractor hood and backing. Freestanding cooker can be available if required. Breakfast bar. Panel radiator. Pretty spot lights. Tiled flooring.

STAIRCASE

With carpeting, leading to:

FIRST FLOOR LANDING

Fitted carpeting, access to loft area – part board and insulated – and airing cupboard.

BEDROOM ONE

With window to front. Panel radiator. Fitted carpeting.

BEDROOM TWO

Window to rear. Panel radiator. Fitted carpeting. Useful storage cupboard.

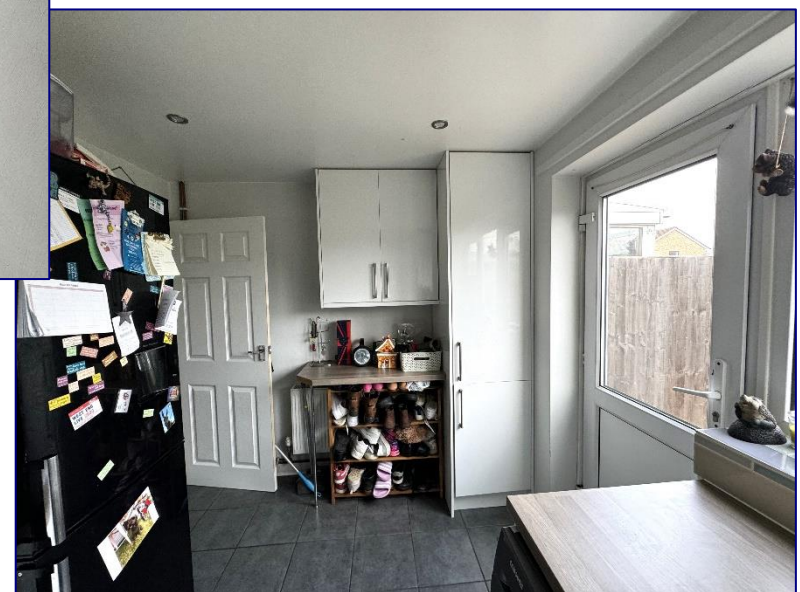
BATHROOM

Refurbished with panel bath, incorporating jacuzzi and shower. Hand wash basin and vanity unit. Low level WC suite. Part tiled walls and flooring. Chrome heated towel rail.

OUTSIDE

To the front of the property is an area of lawn and pathway. To the rear, the garden is fenced with lower paved patio and lawn. Rear access. Garage en bloc, with allocated car parking 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

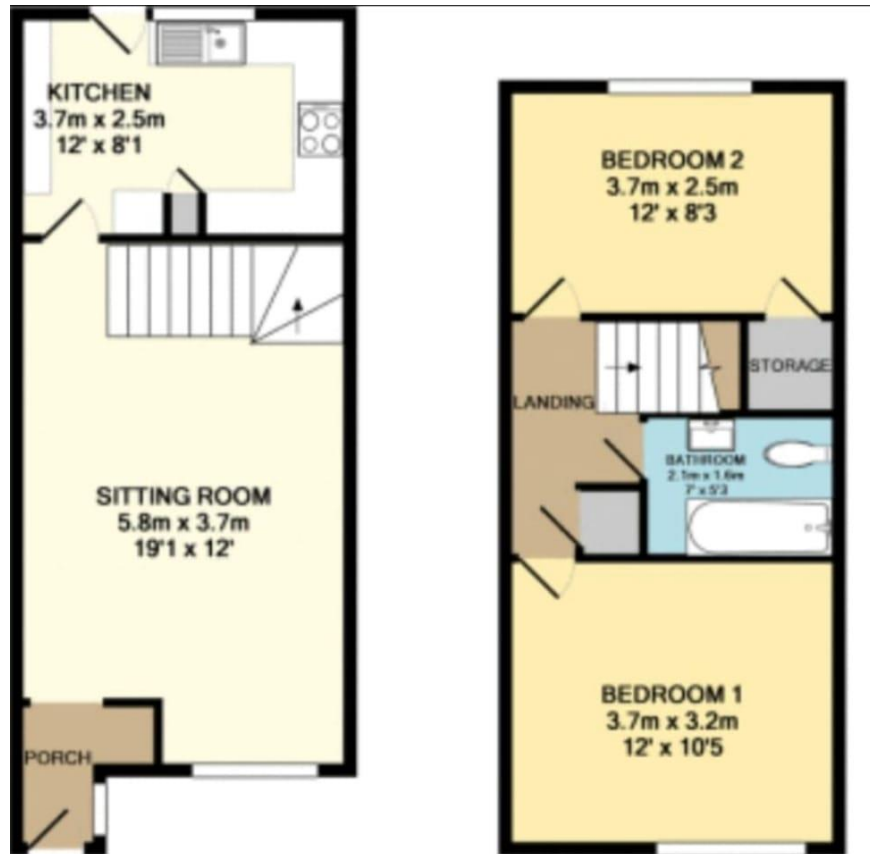
MONEY LAUNDERING REGULATIONS

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



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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