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ESTATE AGENTS

Village Houses

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Chain



**80 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LJ
PRICE £325,000 FREEHOLD**



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80 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LJ

A BEAUTIFULLY PRESENTED AND UPGRADED END OF TERRACE PROPERTY EXTENDED WITH ENTRANCE HALL, LIVING ROOM/DINING ROOM, DAY ROOM, RE-FURBISHED KITCHEN, LANDING, TWO BEDROOMS, RE-FURBISHED BATHROOM, GARDENS AND GARAGE

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 and continue to the end. Turn right into Bathurst Road and continue along and after passing Surrenden Road, there is a small off shoot cul-de-sac where the property will be found situated at the end, with our 'For Sale' board outside.

DESCRIPTION

An exceptional and beautifully presented end of terrace property with the benefit of a ground floor extension providing additional living accommodation. Having been re-furbished recently to a high standard with new kitchen and bathroom, the property benefits from quality fitted ceiling recess spotlighting throughout. The additional day room provides larger than average living area and an internal inspection is highly recommended. Recently re-carpeted throughout and re-decorated, the property offers excellent value for money.

The property is set within 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;

Double glazed front door opening to:

ENTRANCE HALL

With fitted carpeting. Panelled radiator. Oak effect door opening through to:

LIVING ROOM/DINING ROOM

22'06" x 11'10" maximum. With double glazed window to front. Patio doors opening onto rear garden. Fitted carpeting. Two panelled radiators. Feature fireplace with electric fire. Recessed spotlights.



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DAY ROOM

21'07" x 6'05". Spacious with double glazed window to front. Patio doors opening onto rear with side closed screen area. Panelled radiator. Fitted carpeting.



KITCHEN

10'03" x 6'04". Recently fitted with window to rear and door to garden. Fitted out with base and eye level units with inset stainless steel single drainer sink unit with monobloc tap. Stoves ceramic hob with extractor hood over and matching oven under. Washing machine. Tiled splashbacks. Recess spotlights. Tiled flooring.



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STAIRCASE

With fitted carpeting to:

FIRST FLOOR LANDING

With access to loft area.

BEDROOM 1

11'10" x 11'09" maximum. With double glazed window to front. Panelled radiator. Fitted carpeting. Recess spotlights. Double wardrobe cupboard housing gas-fired boiler serving domestic hot water and central heating.



BEDROOM 2

9'06" x 8'01". With double glazed window to rear. Panelled radiator. Fitted carpeting. Recess spotlights.



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BATHROOM

6' x 6'05". Re-fitted with walk-in shower cubicle. Hand wash basin in vanity unit/combined WC unit. Window to rear. Panelled radiator.



OUTSIDE

The property enjoys an area of bricked car standing space with provision for at least 3 to 4 cars. Side access to rear garden. With area of lawn and paved terrace area. Useful outside storage cupboard.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.