RADFORDS
ESTATE AGENTS

Village Houses



62 BATHURST ROAD
STAPLEHURST
KENT, TN12 0LJ

PRICE £425,000

FREEHOLD









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OCCUPYING A CORNER POSITION, AN EXCEPTIONAL DETACHED FAMILY HOME WITH THE BENEFIT OF A GOOD-SIZED GARDEN WITH PLENTY OF CAR PARKING SPACE

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, THREE BEDROOMS, SHOWER ROOM, FULL GAS-FIRED CENTRAL HEATING & REPLACEMENT DOUBLE-GLAZING, SITUATED IN THE CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the middle of Staplehurst, proceed into Offens Drive and continue to the end , turn right into Bathurst Road and continue along and the property will be found further up on the right-hand side with our For Sale board outside.

DESCRIPTION An interesting, exceptional opportunity to buy a property with scope for updating and extension (subject to planning permission). Main features of the property are the lovely corner position with exceptional landscaped gardens; in recent years replacement double-glazing and gas-fired heating has been installed. An internal inspection is thoroughly recommended.

The property is set in the centre 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 comprises:

Front door opening to…

ENTRANCE HALL
Fitted carpeting. Panelled radiator. Cupboard. Door off to:

CLOAKROOM
WC. Corner hand wash basin. Window to front.

Door through to:

MAIN LIVING ROOM
Window to front with fitted venetian blind. Panelled radiator. Fitted carpeting. Brick fireplace. Understairs recess with storage cupboards. Attractive feature – brick archway through to:

DINING ROOM
Window to rear. Panelled radiator. Fitted carpeting. Similar brick archway through to:

KITCHEN AREA
Window and door to rear and window to side. Fitted out with base and eye-level units with fitted twin stainless steel sink units. Cooker with extractor hood. Washing machine. Fridge freezer. Wood strip flooring. Tiled splashbacks.

Staircase leading to First Floor Landing…

LANDING
Fitted carpeting. Window to side. Airing cupboard.

BEDROOM ONE
Window to front with venetian blind. Panelled radiator. Fitted cupboard. Built in wardrobe cupboard.

BEDROOM TWO
Window to rear. Radiator. Fitted carpeting. Double wardrobe cupboard.

BEDROOM THREE
Window to front. Panelled radiator. Fitted carpeting. Bulk cupboard.

SHOWER ROOM
Window to rear. Panelled radiator. Tiled splashbacks. Shower cubicle with fitted shower. Hand wash basin. WC.

OUTSIDE
As previously mentioned, the property occupies a corner plot with established lawn , hedging and shrubs. Parking for 3-4 cars. Single garage with electrically operated door. Side gate and access through to rear garden – secluded and laid neatly to lawn with well-maintained hedging. Summer house and aluminium glazed and framed greenhouse garden shed.

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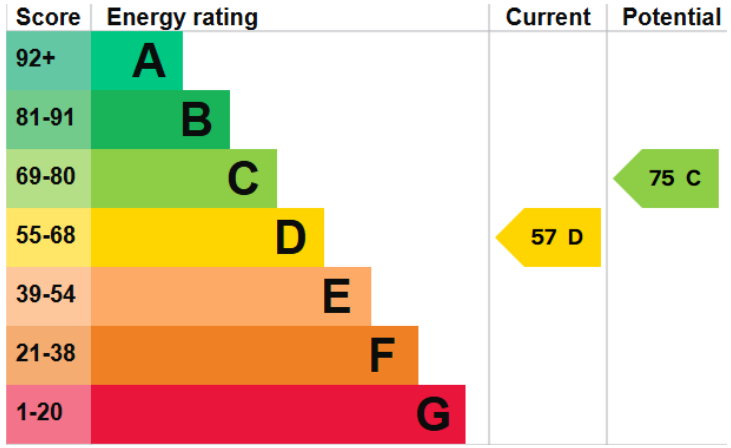


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COUNCIL TAX
Maidstone Borough Council Tax Band **D**

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: **D**

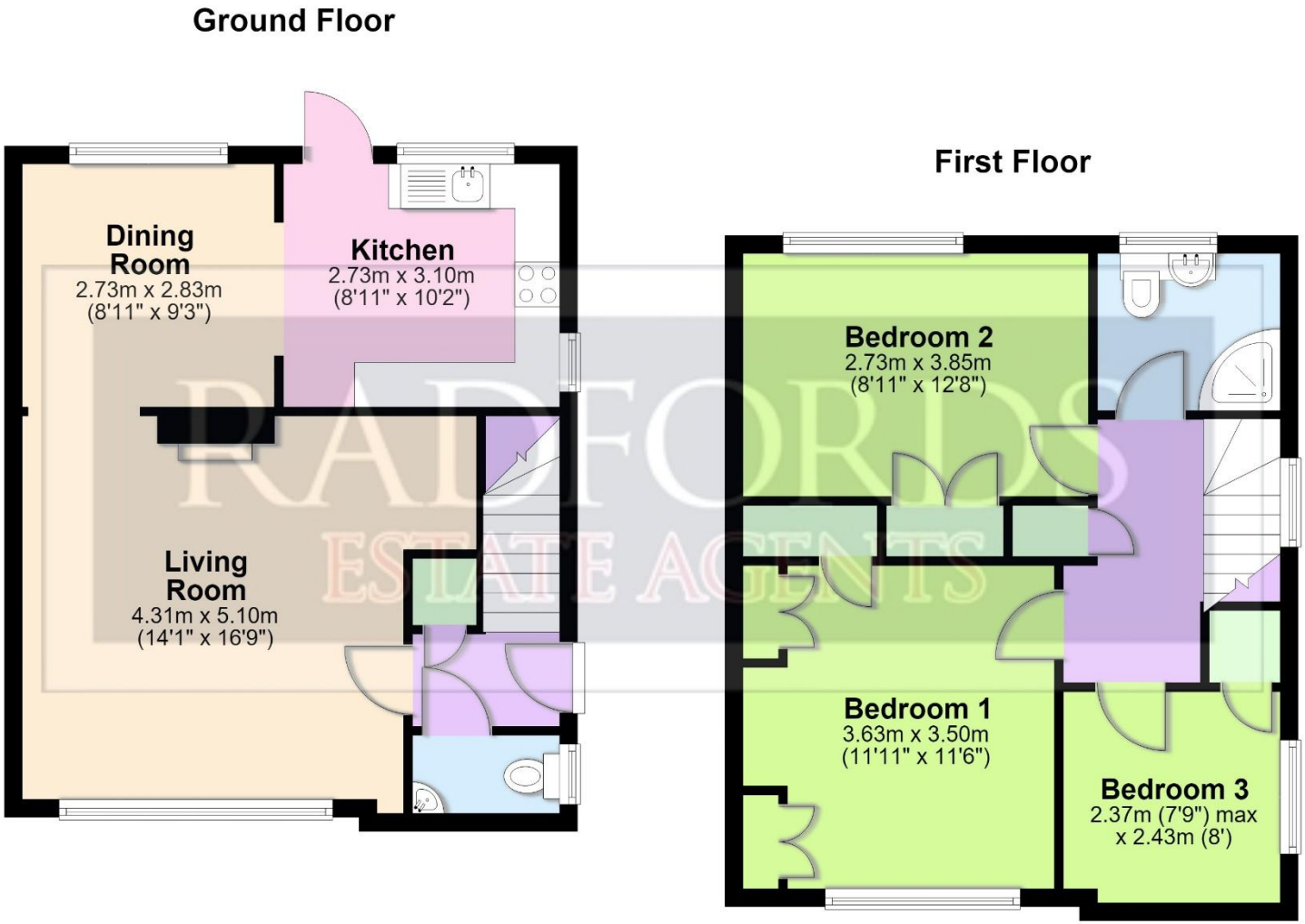
MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer 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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FLOORPLANS



Total area: approx. 86.7 sq. metres (933.5 sq. feet)

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