RADFORDS
ESTATE AGENTS

Village Houses



15 ALEN SQUARE
STAPLEHURST
KENT TN12 0SB

OFFERS OVER £300,000

FREEHOLD









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

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

rightmove OnTheMarket ZOOPLA PrimeLocation.com The Property Ombudsman APPROVED CODE NRLA ClientMoney Protect

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

RECENTLY REFURBISHED THROUGHOUT, THIS WELL-PRESENTED THREE-BEDROOM HOME FEATURES A STYLISH NEW KITCHEN AND BATHROOM. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY ALSO BENEFITS FROM A REAR GARDEN AND PARKING SPACE.

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, BATHROOM, GARDENS, CAR PARKING SPACE, CSCA

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 and take the second right into Poyntell Road. Follow the road, take the second right into Alen Square and the property will be found at the end with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a recently refurbished three-bedroom home, situated within the popular village of Staplehurst. The property has been redecorated throughout and benefits from a newly fitted kitchen and bathroom, together with new carpeting, creating a fresh and well-presented home ready for occupation. Further benefits include a rear garden, parking space and the added advantage of no onward chain.

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.






RADFORDS
ESTATE AGENTS

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

LIVING ROOM
Window to front. Two pendant light fittings. Radiator. Understairs cupboard. Alcove understairs with shelves and cupboard. Laminate flooring.

KITCHEN/DINER

Dining Area:
Doors opening onto garden. Pendant light fitting. Laminate flooring. Radiator. Space and plumbing for washing machine under counter.

Kitchen Area:
Window to rear. Pendant light fitting. Range of base and eye-level units with 1½ bowl sink unit with monobloc tap. Integrated dishwasher. Electrolux electric hob with extractor over and oven under. Integrated fridge-freezer. Laminate flooring. Storage cupboard.

STAIRCASE
Newly fitted carpeting leading to:

LANDING
Pendant light fitting. Newly laid carpeting. Storage cupboard. Access to loft area.

BEDROOM 1
Window to rear. Pendant light fitting. Newly laid carpeting. Radiator.

BEDROOM 2
Window to front. Pendant light fitting. Newly laid carpeting. Radiator.

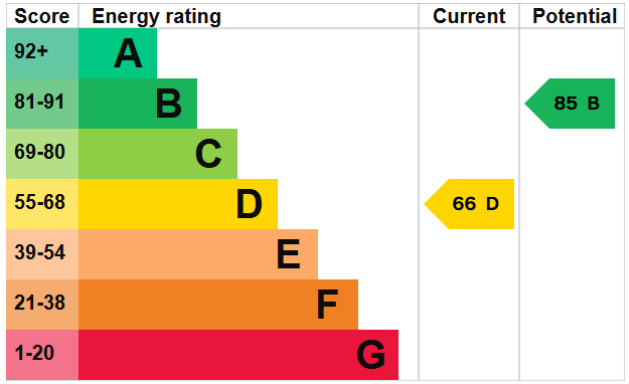
BEDROOM 3
Window to front. Pendant light fitting. Newly laid carpeting. Radiator. Large storage cupboard.

BATHROOM
Window to rear. Ceiling light. Bath with tap and shower attachment and shower screen. Hand wash basin. WC. Vinyl flooring. Radiator.

OUTSIDE
To the front is an area of lawn with flower borders and path leading to the front door. To the rear there is a patio area with a path leading up the garden. Mainly laid to lawn with flower borders and rockery. Rear gate access. Garden shed. Outside tap. Parking space.

COUNCIL TAX
Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

RADFORDS
ESTATE AGENTS

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB











RADFORDS
ESTATE AGENTS

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB











RADFORDS
ESTATE AGENTS

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB



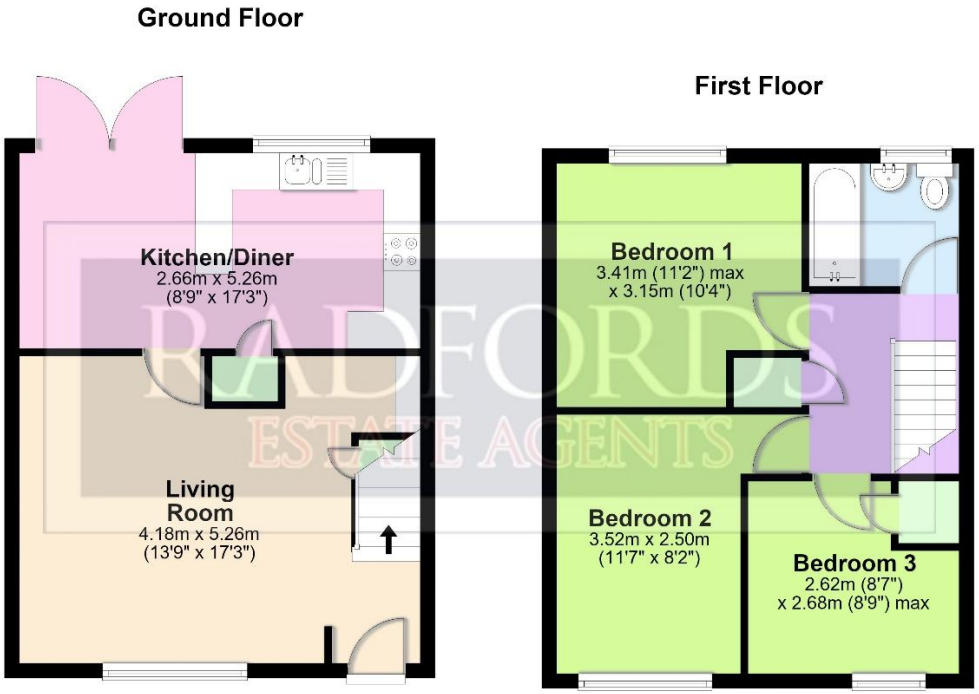




RADFORDS
ESTATE AGENTS

15 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

FLOORPLANS



Total area: approx. 70.2 sq. metres (755.3 sq. feet)

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

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.

RADFORDS
ESTATE AGENTS