

# RADFORDS

ESTATE AGENTS



24 Chestnut Avenue, Staplehurst, TN12 0NJ

Asking Price £450,000

- Hall
- Living Room
- Kitchen
- Landing
- Bathroom
- Cloakroom
- Dining Room
- Conservatory
- Three Bedrooms
- Garage and Gardens



# 24 Chestnut Avenue, Staplehurst TN12 0NJ

Situated in a popular but quiet cul-de-sac within the village of Staplehurst and within the Cranbrook school catchment area, a detached family house.



Council Tax Band: E



## DESCRIPTION

An attractive and spacious detached family house situated in a quiet cul-de-sac position with the benefit of full gas-fired central heating and replacement double glazing. Built in 1960 with subsequent extension. The accommodation is well-planned and there is the benefit of a conservatory overlooking the rear garden. The property is within walking distance to the mainline station and local amenities. An internal 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.

## The accommodation with approximate dimensions comp

### HALL

Approached through replacement front door. Tiled flooring. Radiator. Meter cupboard. Door off to:

### CLOAKROOM

Window to front. WC. Hand wash basin. Tiled flooring. Radiator.

### LIVING ROOM

18'5" x 9'11"

Bay window to front and window to side. Polished Birch stripped flooring. Two radiators. Three fitted wall uplighters. Minster style open fireplace with wood burning stove.

### DINING AREA

8'2" x 7'8"

Radiator. Polished Birch flooring. Handmade built-in corner display unit. Sliding doors opening through to:

### CONSERVATORY

Traditionally built on brick base with double glazed windows and doors opening onto rear garden.

### KITCHEN

10'2" x 9'11"

Window to rear and door opening to rear garden. Fitted out with a range of base and eye level units with stainless steel inset sink unit with monobloc tap. Miele gas hob with matching Miele oven under and extractor hood over. Bosch dishwasher and washing machine. Integrated fridge freezer. Tiled splashbacks. Tiled flooring.

### STAIRCASE

Fitting carpeting. Leading to:

### LANDING

Window to side. Access to part-boarded loft area with ladder and light. Airing cupboard.

### BEDROOM 1

17'6" x 7'7"

Window to front and side. Radiator. Fitted wardrobe cupboards. Carpet as laid.

### BEDROOM 2

10'9" x 8'9"

Window to front. Radiator. Built-in fitted wardrobe cupboards. Carpet as laid.

### BEDROOM 3

10'10" x 10'8"

Window to rear. Radiator. Built-in fitted wardrobe cupboards. Carpet as laid.

### BATHROOM

Window to rear. Panelled bath with shower and screen. Hand wash basin in unit. WC. Half-tiled walls. Chrome heated towel rail.

### OUTSIDE

The property enjoys a frontage of lawn and herbaceous borders with car parking for several cars. Side access through gate to rear garden with paved terraced area and area of vegetable borders. Fully fenced with herbaceous borders.

### GARAGE

Up and over door, light and power.

### COUNCIL TAX

Maidstone Borough Council Tax Band E

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

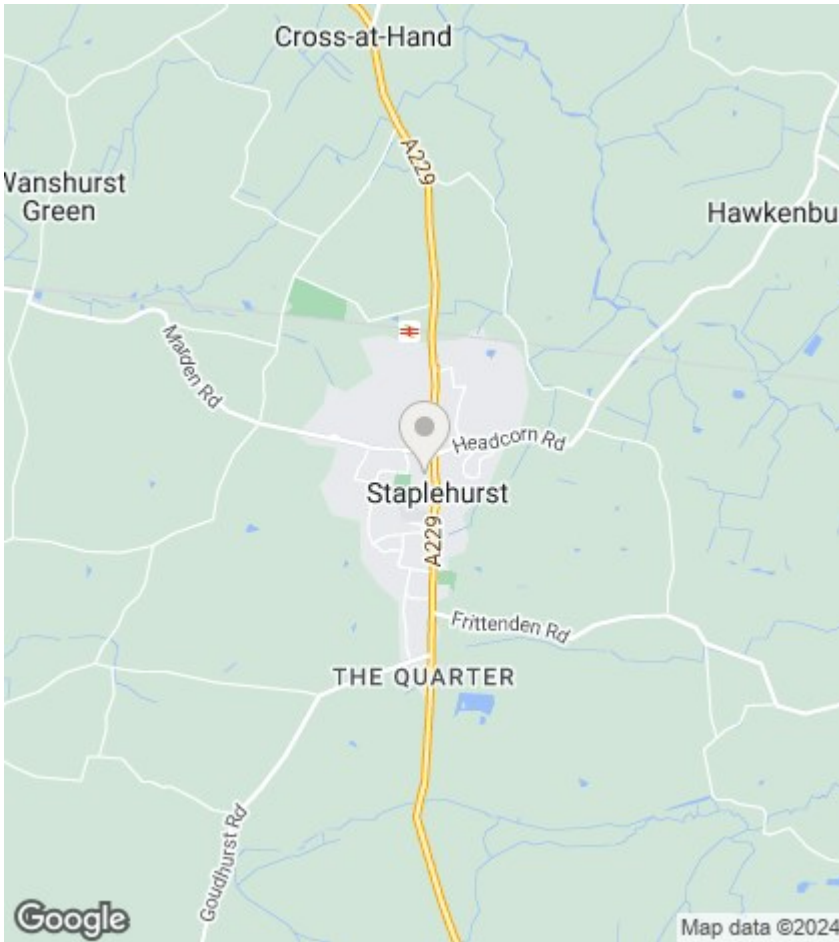
### MONEY LAUNDERING REGULATIONS

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.

### DISCLAIMER

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.





## Directions

From Staplehurst proceed to the main traffic lights and turn into Marden and immediately first left into Chestnut Avenue. Continue to the top, bear right and the property will be found a short way along on the right-hand side with our For Sale board outside.

## Viewings

Viewings by arrangement only. Call 01580 893152 to make an appointment.

## EPC Rating:

C

