

RADFORDS

ESTATE AGENTS

Village Houses



**22 POPE DRIVE
STAPLEHURST
KENT
TN12 0TL
PRICE £315,000 FREEHOLD**



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22 POPE DRIVE, STAPLEHURST, KENT, TN12 0TL

A WELL PRESENTED MID-TERRACED PROPERTY ON THE POPULAR WIMPY ESTATE IN STAPLEHURST SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE VESTIBULE, LIVING ROOM/DINING ROOM, KITCHEN, CONSERVATORY, LANDING, THREE BEDROOMS, FAMILY BATHROOM, GARDENS AND GARAGE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Continue along, take the second left into Pope Drive and the property will be found a short way along with our For Sale board outside.

DESCRIPTION

A well-presented mid-terraced family home with gas-fired central heating and replacement double glazing. In addition, there is a useful conservatory to the rear which can double up for further accommodation. Vacant possession upon completion.

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 with approximate dimensions comprises: -

ENTRANCE VESTIBULE/PORCH

Replacement front door and side screens. Carpeting.

LIVING ROOM

14'6" x 14'1". Window to front. Wood laminate flooring. Radiator. Fireplace with fitted electric fire. Useful understairs cupboard. Extending through to:



DINING AREA

9'8" x 7'10". Window and door opening through to conservatory. Radiator. Wood laminate flooring. Door off to:

KITCHEN

11'0" x 6'8". Door opening to conservatory. Fitted out with range of base and eye level units incorporating stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Integrated gas hob with extractor hood over and electric oven under. Tiled splashbacks.



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CONSERVATORY

13'0" x 8'8". Door opening to rear garden. Radiator. Wall-mounted gas-fired boiler serving domestic hot water and central heating.



BEDROOM 1

14'0" x 8'5". Window to front. Radiator. Fitted carpet. Fitted wardrobe.



STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to loft area.

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BEDROOM 2

9'2" x 8'3". Window to rear. Radiator. Fitted carpet.



BEDROOM 3

10'10" x 6'0". Window to front. Radiator. Fitted carpet.



BATHROOM

Panelled bath with mixer shower tap. Hand wash basin in vanity unit. WC. Chrome heated ladder style towel rail.



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OUTSIDE

The property enjoys an area of front garden with rear access through gate. The rear garden is fully fenced with astro grass. Garage en bloc and further allocated parking space.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

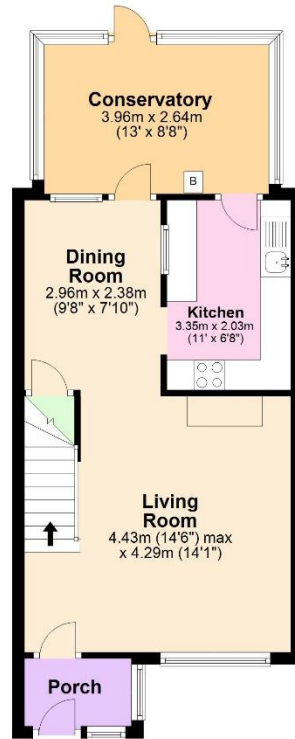
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.