

RADFORDS
ESTATE AGENTS

Village Houses



**2 WATKINS CLOSE
STAPLEHURST
KENT
TN12 0PT
PRICE £370,000 FREEHOLD**



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



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

2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND UPDATED CHALET STYLE PROPERTY SITUATED IN A QUIET CUL-DE-SAC WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, REFURBISHED BATHROOM, GARAGE, OFF-ROAD PARKING, GARDEN AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights and turn into Marden and first right into North Down. Follow the road round till you get to the end, take a left into Corner Farm Road proceed along and take the first left into Watkins Close. The property will be found on your left with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a spacious and refurbished chalet style property in a quiet cul-de-sac. Benefiting from a newly refurbished bathroom and redecoration throughout. One of the features of the property is the exposed brick work fireplace with wood burning stove. Replacement double glazing and full gas-fired central heating. There is ample parking for at least two cars leading to the garage. The property is also situated within easy walking of Staplehurst station and the newly built Sainsburys supermarket.

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.



2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

The accommodation with approximate dimensions comprises: -

ENTRANCE HALL

Replacement double glazed front door and side screen. Radiator. LVT tiled flooring. Door off to:

LIVING ROOM

14'11" x 11'4". Double glazed windows to front. Roman blinds. LVT stripped flooring. New style vertical radiator. A feature of this room is the lovely brick fireplace with slate hearth housing wood burning stove with fitted shelves either side.



2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

KITCHEN/DINING ROOM

Kitchen Area:

Overall measurements 16'0" x 13'3" maximum. LVT flooring. Fitted out with range of base and eye level units. Stainless steel single drainer sink unit with 1 ½ bowl and mixer tap. Double glazed window to rear with fitted roller blind. Beko ceramic electric hob with matching oven. Beko dishwasher. Space for American style refrigerator. Spotlights. Space and plumbing for washing machine. Door to deep downstairs cupboard.



Dining Area:

Sliding patio door opening to rear cupboard area. Tiled flooring. Radiator. LVT stripped flooring.



2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

STAIRCASE

Newly laid carpeting. Leading to:

FIRST FLOOR LANDING

Access to loft area which is part boarded.



BEDROOM 1

16'1" x 9'5". Double glazed window to front with Roman blind. Radiator. Fitted beige carpet.



2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

BEDROOM 2

9'0" x 8'1". Double glazed window to rear with Roman blind. Radiator. Fitted carpeting.



BEDROOM 3

8'0" x 6'7". Double glazed window to rear with Roman blind. Radiator. Fitted carpeting.



2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

BATHROOM

6'6" x 6'5". Recently refurbished. Double glazed window to side. Newly installed panelled bath with fitted shower and glazed screen. WC. Hand wash basin. Chrome ladder heated towel rail. Tiled walls. Extractor fan.



OUTSIDE

The property enjoys an area of secluded rear garden with paved terraced area with bricked edges. Established lawn, flower borders and neat hedging. Garden shed.

2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT



GARAGE

16'9" x 10'2" maximum. Double doors and personal door. Light and power.

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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

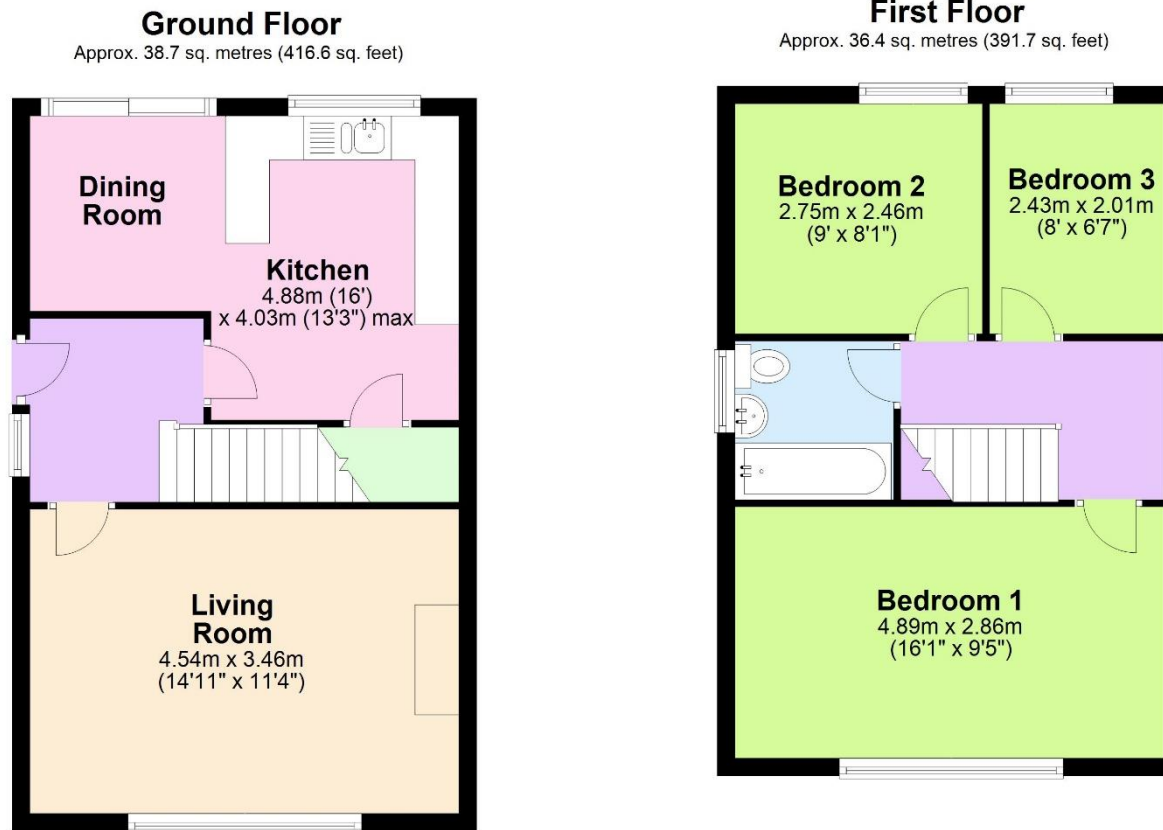
MONEY LAUNDERING REGULATIONS

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.

2 WATKINS CLOSE, STAPLEHURST, KENT, TN12 0PT

FLOORPLAN



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.