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**16 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0LG  
PRICE £385,000 FREEHOLD**



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

rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RPA  CMP

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# 16 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LG

**AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SET WITHIN THE VILLAGE OF STAPLEHURST**

**ENTRANCE PORCH, LIVING ROOM, KITCHEN/BREAKFAST ROOM, LARGE CONSERVATORY, THREE BEDROOMS, SHOWER ROOM, WELL-MAINTAINED GARDENS, EXTENDED SINGLE GARAGE AND CAR PARKING FOR AT LEAST 3 CARS**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From our offices in Staplehurst proceed to the shopping precinct and turn left into Offens Drive, continue to the end and turn left into Bathurst Road and the property will be found a short way along on the left-hand side with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a spacious three bedroomed property situated in a desirable part of the village of Staplehurst. The property benefits from a large conservatory, an extended single garage, a good-sized garden and patio lying to the rear of the property. There is ample car parking for several cars. We thoroughly recommend an internal inspection.

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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## ENTRANCE PORCH

Fitted carpeting. Two double glazed windows to side. Panelled radiator.

Door through to:



## LIVING ROOM

Fitted carpeting. Two double glazed windows to front. Panelled radiator. Gas coal effect fire with wood mantle over. Built in corner cupboard and built in TV unit with cupboards.

Double doors through to:



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## KITCHEN & BREAKFAST ROOM

### *KITCHEN*

Laminate flooring. Double glazed window to rear. Range of wood base and eye level units. Technik double oven and gas hob. Space and plumbing for washing machine. Sink unit with drainer and tiled splashbacks.

### *BREAKFAST AREA*

Fitted carpeting.

Door through to:



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## CONSERVATORY

Fitted carpeting. Panelled radiator. Internal door through to garage. Doors opening onto steps down to rear patio.



## STAIRCASE LEADING TO FIRST FLOOR LANDING

Fitted carpeting. Access to loft area.

## BEDROOM 1

Fitted carpeting. Double glazed window to front. Panelled radiator. Built in wardrobe.



## BEDROOM 2

Fitted carpeting. Double glazed window to rear. Panelled radiator. Built in wardrobe.



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## BEDROOM 3

Fitted carpeting. Double glazed window to front. Panelled radiator. Bulkhead cupboard housing combi boiler.



## SHOWER ROOM

Laminate flooring. Window to rear. Walk in shower cubicle with glass shower screen and fitted shower head attachment. Heated towel rail. Hand wash basin in vanity unit. WC with concealed cistern.



## OUTSIDE

The property benefits from a large patio which leads to the remaining rear garden via a set of steps. There is access to the garage via the patio to the side. The remaining garden is laid mainly to lawn with established shrubs and borders. There is a garden shed at the back of the garden. The front of the property is approached by a large driveway with parking for at least 3 cars. There is an area of lawn with established shrubs and hedges.

## EXTENDED SINGLE GARAGE

Up and over door. Light and power. Internal door leading to conservatory and doors opening onto rear patio.

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## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 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.*



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## FLOORPLANS



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

Note - Dimensions are approximate

Garage floor area not included in total area

Plan produced using PlanUp.