

RADFORDS
ESTATE AGENTS

Village Houses



**18 DAWKINS DRIVE
STAPLEHURST
KENT TN12 0FZ**

PRICE £329,950 FREEHOLD



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18 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

A BEAUTIFULLY PRESENTED AND UNUSUALLY SPACIOUS TWO BEDROOM, END OF TERRACE PROPERTY, ON A PLEASANT AND RECENTLY BUILD DEVELOPMENT WITHIN THE VILLAGE OF STAPLEHURST

HALLWAY, LIVING ROOM, KITCHEN/BREAKFAST ROOM, INNER HALLWAY, CLOAKROOM, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND CAR PARKING, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From central Staplehurst, proceed into the Marden Road and continue along until reaching the roundabout, bear right and continue a short way, then turn left into Dawkins Drive, continuing along and bear round to the right, the property will be found on the right-hand side of our For Sale board outside.

DESCRIPTION

An opportunity to acquire a more spacious than usual end of terrace property, beautifully presented, vacant possession upon completion, delightfully finished and has the benefit of full gas fire central heating, well presented kitchen and bathroom, and the gardens are neat and tidy. There is adequate car parking to the front of the property, as well as visitor car parking.

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 comprises:

FRONT DOOR

Opening to the entrance area/hallway, leading through to:

LIVING ROOM

Window to front with fitted blinds, panel radiator, fitted carpeting and additions window to side with blinds.

UNDER STAIRS CUPBOARD

Potential to be used as a working area.

KITCHEN/BREAKFAST ROOM

Window to rear with fitted blinds, floor covering is laid and fitted out with quality base and eye-level units, incorporating inset stainless-steel unit sink with single lever tap, integrated hot point washing machine, Zanussi oven and four ring gas hob with extractor hood over it. Space for refrigerator.

REAR LOBBY AREA

Panel radiator and door opening to rear garden, potentially a utility area.

CLOAKROOM/ WC SUITE

Low-level WC suite, handwash basin, panel radiator, floor covering is laid.

STAIRCASE

Fitted carpeting to first floor landing with access to loft area.

BEDROOM ONE

Two windows to front with slatted blinds and side window, panel radiator, single cupboard and fitted carpeting.

BEDROOM TWO

Window to rear with slatted blinds, panel radiator, single cupboard and fitted carpeting.

FAMILY BATHROOM

Panelled bath with shower attachment and screen, handwash basin/vanity unit, low-level WC suite, shelving and window to side.

OUTSIDE

Property has an area of allocated car parking space, as well as the use of visitors parking. To the rear with side access is the garden, with a paved terrace area and an area of astroturf grass, with a further additional patio area, garden shed with side access.

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COUNCIL TAX

Maidstone Borough Council Tax Band TBC

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.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

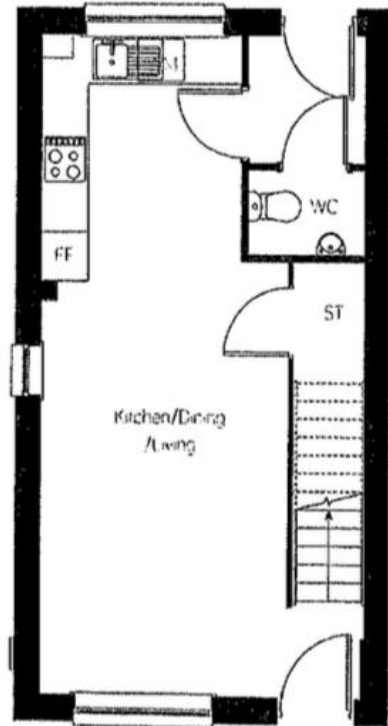
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

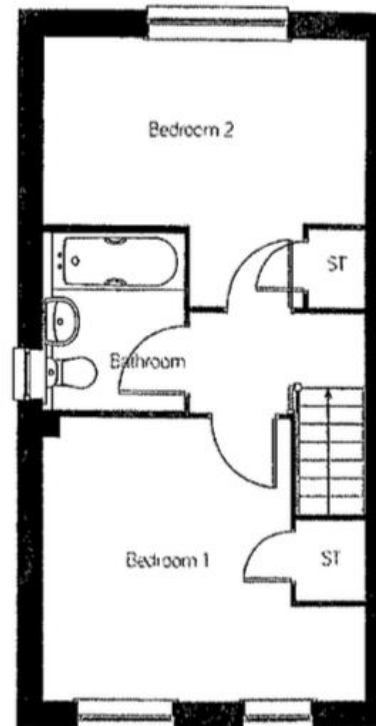
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FLOORPLANS

Kitchen/Dining/Living	4.2m	x	8.1m	137"	x	265"
Bedroom 1	4.2m	x	3.3m	137"	x	108"
Bedroom 2	4.2m	x	3.4m	137"	x	111"



Ground floor



First floor