

# RADFORDS

## ESTATE AGENTS

**5 MARIAN SQUARE, STAPLEHURST, KENT, TN12 0SQ**



**PRICE £320,000 FREEHOLD**

**A THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC POSITION WITHIN THE VILLAGE OF STAPLEHURST**

**HALL, MAIN LIVING ROOM, KITCHEN/DINER, CONSERVATORY, LANDING, THREE BEDROOMS, BATHROOM, GARAGE, GARDENS AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

## 5 MARIAN SQUARE, STAPLEHURST, KENT, TN12 0SQ

### VIEWING

Strictly by appointment through the Agent as above.

### DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights and turn into Headcorn Road and take the third turning right into Slaney Road then take the first left into Marian Square. The property will be found a short way along on the left-hand side with our For Sale board outside.

### DESCRIPTION

An attractive looking semi-detached house situated in a quiet cul-de-sac position having the benefit of a conservatory fitted to the rear. The property benefits from an updated kitchen which was fitted in recent years. An internal inspection is highly recommended.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, 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 comprises:*

Front door opening to:

### ENTRANCE HALL

Wood laminate flooring. Door off to:

### CLOAKROOM

WC. Pedestal hand wash basin.

### LIVING ROOM

16'7" in stair recess (providing a study element) x 14'0". Double glazed window to front. Radiator. Wood laminate flooring. Electric fire fitted in fireplace with mantle area.



### KITCHEN/DINER

Overall measurement: 16'2" x 10'1".

**Kitchen Area:** Refitted with range of base and eye level units with enamel 1½ sink unit. Space and plumbing for automatic washing machine and dishwasher. New World freestanding cooker with gas hob attachment with extractor hood over. Wall-mounted gas fired Worcester boiler serving domestic hot water and central heating. Wood laminate flooring.



**Dining Area:** Double doors opening through to conservatory. Radiator.



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### CONSERVATORY

15'4" x 9'8". Wood laminate flooring. Double glazed double doors opening onto garden.



### STAIRCASE

Leading to:

### FIRST FLOOR LANDING

Fitted carpet. Access to loft area. Airing cupboard.

### BEDROOM 1

11'5" x 8'5". Window to front. Radiator. Fitted carpet. Fitted wardrobe cupboards.



### BEDROOM 2

10'1" x 8'9". Window to rear. Radiator. Fitted carpet.



### BEDROOM 3

10'4" x 8'0". Window to rear. Radiator. Fitted carpet.

### BATHROOM

Panelled bath with electric shower. Hand wash basin. WC. Chrome heated towel rail. Tiled splashbacks. Laminated flooring.



### OUTSIDE

The property enjoys an area of front garden with car parking space with access to: **Single Garage:** up and over door, light and power. The rear garden has an immediate paved patio area with the remainder laid to lawn with flower borders, fully fenced and a garden shed.



### COUNCIL TAX

Maidstone Borough Council Tax Band C

## 5 MARIAN SQUARE, STAPLEHURST, KENT, TN12 0SQ

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	76   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.*