

RADFORDS

ESTATE AGENTS

21 CORNER FARM ROAD, STAPLEHURST, KENT TN12 0PJ



PRICE £ 280,000 FREEHOLD

A COMFORTABLE THREE BEDROOMED, MID-TERRACE, PROPERTY IN THE HEART OF THE VILLAGE WITH SINGLE GARAGE EN BLOC AND LARGE USEFUL OUTBUILDING IN THE REAR GARDEN

HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS, FAMILY BATHROOM, FRONT AND REAR GARDENS, LARGE OUTBUILDING IN REAR GARDEN, SINGLE GARAGE EN BLOC

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights in the centre of the village and turn into the Marden Road. Take the first turning on the right into North Down. Follow the road around to the end and then turn right into Corner Farm Road. A little further on the road bends sharply to the left, and at this point the property can be found up a pedestrian footpath on the right.

DESCRIPTION

A comfortable three bedroomed, mid-terraced property in a quiet location in the heart of the village. The property benefits from gas-fired central heating, PVC double glazing, and the kitchen has been replaced in recent years. In addition to this, the property boasts a spacious rear conservatory and a large outbuilding in the rear garden which would make an excellent office, teenager's den or workshop.

The property is set within the popular Wealden village of Staplehurst with its range of local village shops and amenities (large Sainsbury supermarket due to open Spring 2021), 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 property comprises:

Partially glazed PVC front door leading to **HALLWAY**

Built-in coat cupboard. Ceiling light fitting. Radiator. Fitted carpet. Carpeted stairs to first floor landing.

LIVING ROOM

14'06" x 13'02". Double glazed window to front. Gas coal-effect fire with hearth and fireplace surround. Ceiling light fitting. Storage cupboard under the stairs. Radiator. Fitted carpet.



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Glazed double doors from Living Room leading to:

DINING ROOM

8'11" X 8'10". Pendant light fitting. Radiator. Fitted carpet. Double glazed sliding patio door to Conservatory.



CONSERVATORY

11'08" x 8'05". A five-sided conservatory with double-glazed windows, opaque roof and patio doors leading out into the rear garden. Wall-light fitting. Power points. Radiator. Ceramic tiled floor.



KITCHEN

8'10" x 8'05". Double glazed window to rear. Range of base and eye level units with laminate worksurface over and inset stainless steel sink with integrated draining board and mixer tap. Integrated Hotpoint electric double oven. Integrated Logik 4-ring electric induction hob with stainless steel extractor hood above. Integrated fridge and freezer. Space and

plumbing for undercounter washing machine. Ceiling light fitting. Ceramic tiled floor.



Carpeted stairs from Hallway leading to:

FIRST FLOOR LANDING

Airing cupboard housing Worcester combi gas boiler. Loft access (loft insulated but not boarded. Light fitting). Pendant light fitting. Fitted carpet.

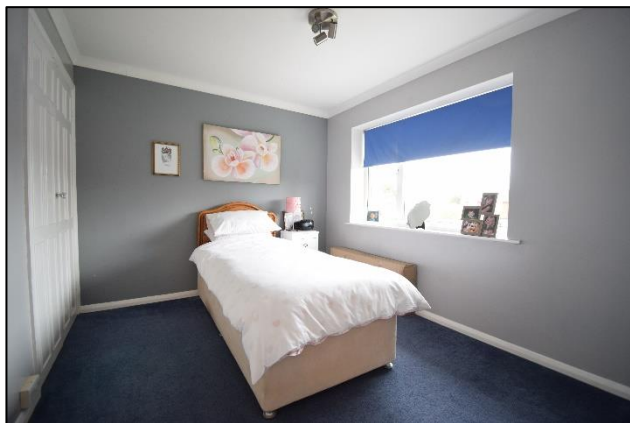
BEDROOM ONE

11'0" x 11'01". Double glazed window to front. Built-in wardrobe. Radiator. Pendant light fitting. Fitted carpet.



BEDROOM TWO

11'0" x 8'10". Double glazed window to rear. Built-in wardrobe. Radiator. Ceiling light fitting. Fitted carpet.



FAMILY BATHROOM

6'04" X 5'11". Opaque double glazed window to rear. Panelled bath with Aqualisa power shower over. Semi-recessed hand wash basin. WC. Heated towel rail. Tiled walls. Vinyl tile-effect flooring.



BEDROOM THREE

7'01" x 6'04". Double glazed window to front. Built-in cupboard over stair recess. Radiator. Pendant light fitting. Fitted carpet.



OUTSIDE

The **FRONT GARDEN** is laid to lawn with a path to the front door. The 60ft **REAR GARDEN** has a wooden fence to the boundary incorporating a rear gate for access. The garden is laid mainly to lawn with a paved patio area by the house, and contains a large wooden garden shed/outbuilding (13'06" x 12'04", windows to front and side, electricity for light and power, ceiling mounted strip light, and wood laminate flooring).



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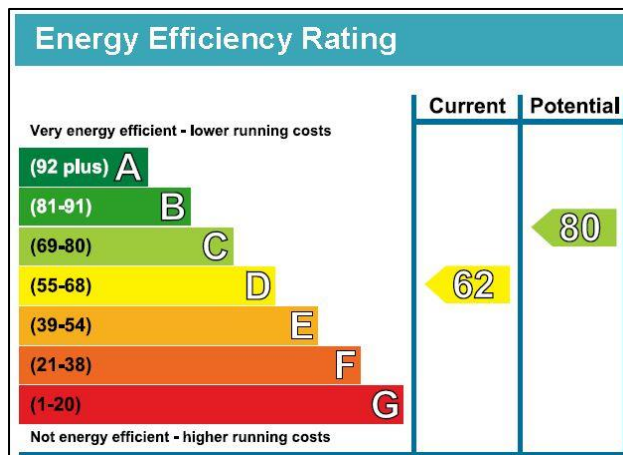


COUNCIL TAX

Maidstone Borough Council Tax Band : C

ENERGY PERFORMANCE RATING

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.

SINGLE GARAGE en bloc with vehicle access from Corner Farm Road.

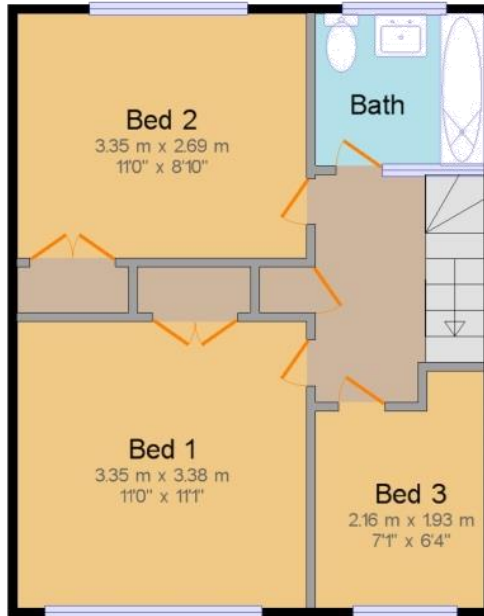


These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.

FLOOR PLANS



Ground Floor



1st Floor