

RADFORDS

ESTATE AGENTS

53 CORNER FARM ROAD, STAPLEHURST, KENT, TN12 0PL



PRICE £320,000 FREEHOLD

THE UNIQUE OPPORTUNITY TO ACQUIRE AN EXTENDED SEMI-DETACHED PROPERTY OCCUPYING A CORNER PLOT POSITION WITH LARGER THAN AVERAGE GARDENS

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN, CONSERVATORY, TWO BEDROOMS, BATHROOM, GARAGE AND GOOD SIZE GARDENS

53 CORNER FARM ROAD, STAPLEHURST, KENT TN12 0PL

VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed from the main traffic lights into Marden Road and 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. The property will be found on the corner with our For Sale board outside.

DESCRIPTION

Built by Tickner and Emmerton in the early 1960's. This property has the advantage of being in a corner position, enjoying a larger than average garden, which is nicely secluded. The accommodation is spacious, with currently bedrooms 2/3 having been turned into one, but could easily be put back to form two bedrooms as original. Benefits from gas fired central heating and double glazing and the opportunity for further improvement.

The property is set in 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 **ENTRANCE HALL** with radiator and carpeting. Door opening to cloakroom with WC, wash basin, window to side and radiator.

LIVING ROOM

15'11" x 11'7". Window to front, radiator, fitted carpeting, gas fire with back boiler serving domestic hot water and central heating and panelled door.



KITCHEN/DINING ROOM

16'0" x 13'4". With double glazed window to rear. Kitchen area with base and eyelevel units with stainless steel single drain and sink unit. Gas hob with extractor hood over. Neff oven. Space for fridge-freezer. Dining area with carpeting, radiator, door through to conservatory. Large understairs cupboard/airing cupboard.



CONSERVATORY

14'3 x 7'2". Double glazed, side door opening into rear garden.

STAIRCASE

Leading to first floor landing with radiator and access to insulated loft.

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BEDROOM 1

15'2" x 9'6". Double glazed window to front. Double wardrobe cupboard, radiator and carpeting.



BEDROOM 2

16'0" x 8'2". Double glazed window to rear, two radiators, carpeting and built-in cupboard. AGENTS NOTE: This room was originally two bedrooms, but knocked into one, but could easily revert to two.



BATHROOM

Panelled bath with shower attachment, handwash basin, WC, tile splashbacks with heated towel rail.



OUTSIDE

As previously mentioned, the property occupies a corner plot position. Front garden being laid mainly to lawn with established shrubs and trees. Side access with car parking space for one car, garage with up and over door, light, and power. Side gate and access through to rear garden, which is laid mainly to lawn with paved area, side area of garden with 2 sheds, a service area. The garden is secluded, with herbaceous borders and shrubs.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE RATING

EPC Rating: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

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.

FLOORPLAN



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.