

RADFORDS
ESTATE AGENTS

Village Houses



**8 HURST CLOSE
STAPLEHURST
KENT
TN12 0BX
PRICE £495,000 FREEHOLD**



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

enquiries@radfordsstates.co.uk
www.radfordsstates.co.uk
01580 893152

8 HURST CLOSE, STAPLEHURST, KENT, TN12 0BX

A RARELY AVAILABLE SPACIOUS AND EXTENDED SEMI-DETACHED PROPERTY IN A QUIET RESIDENTIAL ROAD WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, GARDEN ROOM, KITCHEN, LANDING, THREE DOUBLE BEDROOMS, BATHROOM, GARAGE, BEAUTIFULLY MAINTAINED GARDENS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

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

DESCRIPTION

A rare opportunity to acquire one of these spacious properties offering excellent family living accommodation having been recently redecorated, benefiting from replacement double glazing and full gas fired central heating. An internal inspection is recommended to appreciate how much accommodation there is on offer. The living room and garden room overlook the delightful garden.

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 into:

ENTRANCE VESTIBULE

Quarry tiled flooring with secondary door opening to:

ENTRANCE HALL

Wood laminate flooring. Cupboard. Door off to:

CLOAKROOM

WC. Hand wash basin. Radiator. Vinyl floor covering.

LIVING ROOM

A spacious and airy room. Window to rear. Fitted carpeting. Two radiators. Door to understairs cupboard. Rear door opening through to:

GARDEN ROOM

Wood effect laminate flooring. Door opening onto garden. Radiator.

KITCHEN

Window to front. Range of base and eye level units finished in wood effect. Tiled flooring. Belling double electric oven. Electric four ring hob and extractor over. Space for fridge freezer. Stainless steel sink unit. Tiled splashbacks.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Radiator. Hatch to loft area.

BEDROOM 1

Double aspect with window to front and side. Fitted carpeting. Fitted wardrobes with wood effect sliding doors. Radiator.

BEDROOM 2

Double aspect with window to rear and side. Fitted wardrobe cupboards with sliding doors. Radiator. Fitted carpeting.

BEDROOM 3

Window to rear. Fitted carpeting. Radiator.

FAMILY BATHROOM

Window to front. Vinyl flooring. Hand wash basin in vanity unit. Panelled bath with mixer taps and shower attachment. Shower cubicle with Aquastream fitted shower, handrail and seat. Heated towel rail. WC.

OUTSIDE

The property enjoys an area of front garden, driveway with parking for cars and access to single garage (up and over door, light and power). Covered area between house and garage. The main garden to the rear is well-maintained and laid mainly to lawn with established shrubs and borders. Wood constructed summerhouse. Patio terrace to the rear. Useful paved side area.

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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: *To follow shortly.*

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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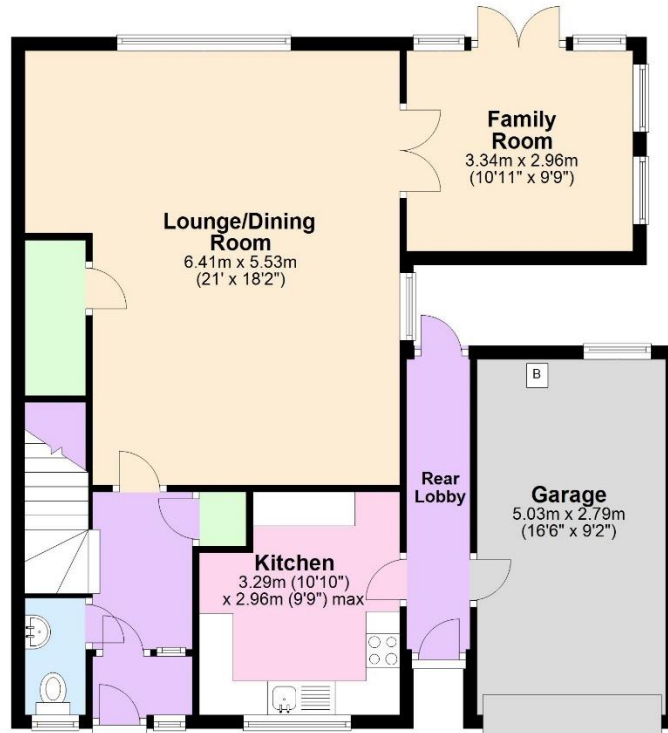
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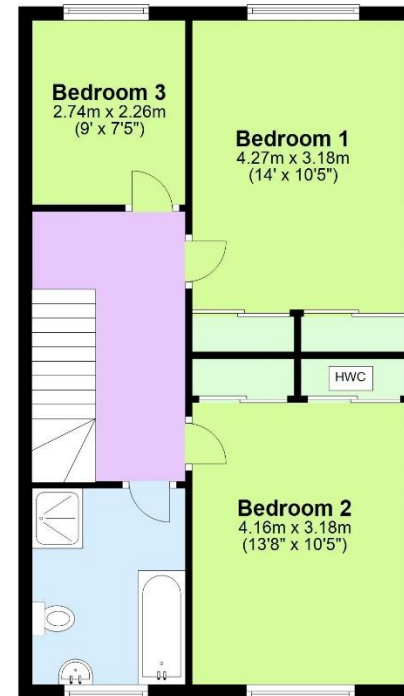
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 138.2 sq. metres (1487.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.