

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**40 IDEN CRESCENT
STAPLEHURST
KENT
TN12 0NU
PRICE £425,000 FREEHOLD**



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AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL-PRESENTED SEMI-DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT WITHIN THE VILLAGE OF STAPLEHURST

SPACIOUS ENTRANCE HALL, LARGE LIVING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM, LARGE AND BEAUTIFULLY PRESENTED SECLUDED GARDEN, GARAGE

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst proceed to the top of the hill and turn into Bell Lane by the church, continue along and turn left into South Bank, continue into Hanmer Way and Iden Crescent will be found on the left hand side and the property with our 'For Sale' board outside.

DESCRIPTION

Immaculate throughout, this bungalow offers spacious family living accommodation. One of the features is the lovely secluded and well-maintained rear garden. Benefitting from replacement double glazing and a recent kitchen re-fit, the property represents excellent value and 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, 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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ENTRANCE HALL

With replacement double glazed front door. With fitted carpeting. Panelled radiator and access to loft area.

LIVING ROOM

19'4" x 14'4" with patio doors opening out to rear garden. Fireplace/hearth with fitted gas effect coal fire. Two panelled radiators. Newly laid carpeting. Two uplighters.

KITCHEN

10'4" x 10'4". Double glazed window to rear and door to garden. Fully fitted out with range of base and eye level units with granite effect worktop surfaces and dark wood facings. Inset stainless steel 1½ bowl sink unit with Monoblock tap. Ceramic hob Belling cooker. Free standing washing machine, dishwasher and fridge freezer. Flooring covering as laid. Panelled radiator. Tiled splashbacks. Useful larder.

BEDROOM 1

12' x 12'. Window to front. Fitted carpeting. Double wardrobe cupboard. Radiator.

BEDROOM 2

10'4" x 8'10". Window to front. Radiator. Fitted carpeting. Double wardrobe cupboard.

SHOWER ROOM

With fitted shower cubicle and hand wash basin. Tiled walls. Chrome heated towel rail. Window side.

SEPARATE WC

With WC suite.

OUTSIDE

The property enjoys a large frontage laid mainly to lawn with paved driveway with parking for at least 3 cars with access to single garage with up and over door, light and power. Side gate leading through to a terraced side area, leading to terrace at the rear overlooking the rear garden, laid mainly to lawn with established herbaceous bushes, shrubs and nicely screened.

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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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.

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FLOORPLANS



Total area: approx. 72.3 sq. metres (778.2 sq. feet)