

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**15 TOMLIN CLOSE
STAPLEHURST
KENT
TN12 0PH
PRICE £325,000 FREEHOLD**



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15 TOMLIN CLOSE, STAPLEHURST, KENT, TN12 0PH

AN OPPORTUNITY TO ACQUIRE A SPACIOUS SEMI-DETACHED CHALET STYLE PROPERTY IN A CUL-DE-SAC POSITION

**ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, FAMILY BATHROOM,
GARDENS AND GARAGE EN BLOC**

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst proceed to the main traffic lights turn into Marden Road and take the first right turning into North Down. Continue almost to the end and Tomlin Close will be found just on the left-hand side with the property further along with our For Sale board outside.

DESCRIPTION

A chalet style semi-detached property situated in cul-de-sac position with the benefit of replacement double glazing and gas-fired central heating.

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 with approximate dimensions comprises: -

Replacement front door opening to:

ENTRANCE HALL

Door leading to:

LIVING ROOM

16'0" x 11'5". Double glazed window to front. Open fireplace. Fitted wall mirror.

KITCHEN/DINER

15'10" x 13'7".

Kitchen Area

Tiled flooring. Range of base and eye level units with worktop surface and inset stainless steel single drainer sink unit. Integrated gas hob with electric oven under and extractor hood over. Tiled splashbacks. Wall-mounted gas-fired boiler serving domestic hot water and central heating.

Dining Area:

Tiled flooring. Radiator. Casement doors opening onto rear garden. Useful understairs cupboard/airing cupboard.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to insulated loft area.

BEDROOM 1

16'0" x 9'5". Window to front. Fitted carpeting. Radiator.

BEDROOM 2

9'3" x 8'0". Window to rear. Fitted carpeting. Radiator.

BEDROOM 3

8'0" x 6'9". Window to rear. Fitted carpeting. Radiator.

BATHROOM

Window to side. Panelled bath with shower attachment and curtain. Pedestal wash basin. WC. Radiator.

OUTSIDE

The property enjoys an area of front garden laid to lawn with established hedging and border. Side access with service area. Gateway leading through to rear garden with paved terraced area and garden shed. The remaining garden is laid to lawn with established hedging and shrubs. garage enbloc.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: E

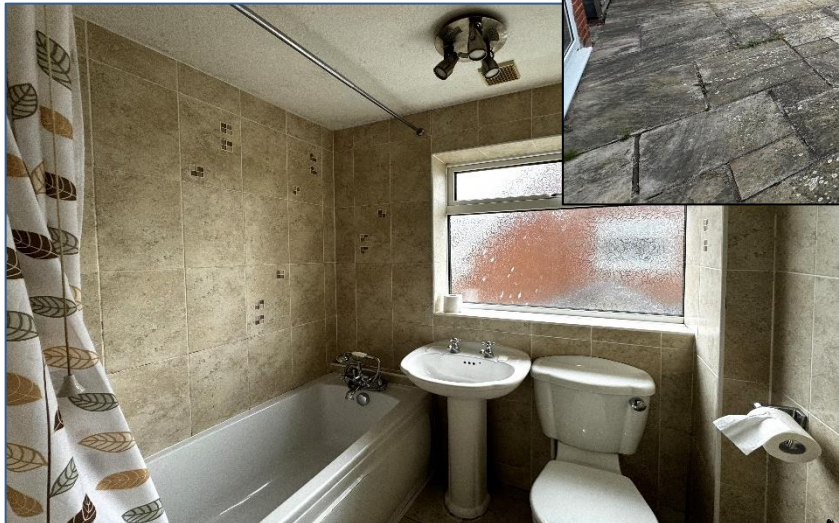
MONEY LAUNDERING REGULATIONS

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

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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.