

# RADFORDS

ESTATE AGENTS

Village Houses



**10 HALLWARDS  
STAPLEHURST  
KENT  
TN12 0NT  
PRICE £429,950 FREEHOLD**



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# 10 HALLWARDS, STAPLEHURST, KENT, TN12 0NT

**SITUATED IN A QUIET CUL-DE-SAC POSITION WITHIN THE POPULAR VILLAGE OF STAPLEHURST, THIS BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW OFFERS BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT, ATTRACTIVE SOUTH FACING GARDEN, GARAGE AND DRIVEWAY WITH AMPLE OFF-ROAD PARKING, AND ALL WITHIN WALKING DISTANCE TO VILLAGE SHOPS, AMENITIES AND FABULOUS COUNTRYSIDE WALKS.**

**COMPRISING: ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM, ATTRACTIVE GARDENS, GARAGE AND DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS.**

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of Staplehurst proceed along the Cranbrook Road and after passing the Esso garage take the first turning right into Pinnock Lane and first right into Hanmer Way and first right again into Hallwards. The property will be found a short way along on the right-hand side with our For Sale board outside.

## DESCRIPTION

A beautifully presented and spacious semi-detached bungalow having been recently refurbished to a high standard with full gas-fired central heating and replacement double glazing. The kitchen has been refurbished recently together with the shower room. One of the features is the lovely landscaped front garden and particularly spacious courtyard rear garden with an array of shrub and flower borders. The property enjoys a private driveway and car parking for several cars with gate and car port area leading to garage. An internal inspection is highly recommended.

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 through to:

## ENTRANCE HALL

The bright and welcoming entrance hall includes newly laid carpeting with inset coconut matting. Access to spacious loft area with ladder, lighting and gas-fired boiler serving domestic hot water and central heating. Radiator.



## LOUNGE/DINING ROOM

19'2" x 13'8". Exceptionally light with sliding patio with fitted blinds doors opening to south facing rear garden. Comprising feature marble finished fireplace housing gas-fired living flame. Fitted carpeting. Radiator.



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## KITCHEN

10'5" x 10'4". Double glazed window to rear with fitted blinds and door opening to side. Fully fitted out with a range of base and eye level units with inset stainless steel single drainer sink unit with monobloc tap. Integrated Bosch washing machine and electric eye level cooker. Inset gas hob with extractor over. Space for fridge freezer. Laminate flooring. Radiator.



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## BEDROOM 1

12'1" x 11'8". Double glazed window to front with fitted blinds. Fitted wardrobes. Single cupboard. Fitted carpeting. Radiator.



## BEDROOM 2

10'4" x 8'9". Double glazed window to front with fitted blinds. Double wardrobe cupboard. Fitted carpeting. Radiator.



## SHOWER ROOM

Stylish walk-in shower with glazed screen and Mira shower. Corner hand wash basin. Chrome heated towel rail. Window to side.

## SEPARATE WC



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### OUTSIDE

A feature of the property is the landscaped frontage to the bungalow with herbaceous borders and stone area. Ample car parking for several cars. Carport area approached through quality gates leading to additional car parking area which leads through to single garage. The rear garden is set out in a courtyard effect for easy maintenance with a variety of herbaceous borders, terrace area and summer house.



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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		86 B
69-80	C	69 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.*

## Ground Floor

Approx. 72.3 sq. metres (778.5 sq. feet)

