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ESTATE AGENTS

Village Houses



**24 JEFFERY CLOSE
STAPLEHURST
KENT
TN12 0TH
PRICE £380,000 FREEHOLD**



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rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RPA  CMP

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24 JEFFERY CLOSE, STAPLEHURST, KENT, TN12 0TH

A WELL-PRESENTED DETACHED FAMILY HOUSE SITUATED IN A CUL-DE-SAC POSITION WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, STUDY, LIVING ROOM/DINING ROOM, INNER HALL, CLOAKROOM, REFITTED KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, CAR PARKING AREA, COVERED AREA WITH STORAGE ROOM, REAR GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main crossroads and turn into Marden Road. Take the third turning left into Oliver Road and first right into Jeffery Close.

DESCRIPTION

A well-presented detached family house benefiting from additional study to enable working from home. The property is nicely presented and has vacant possession upon completion. An internal inspection is highly recommended to appreciate what is on offer.

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: -

ENTRANCE HALL

Replacement front door. Glazed side screen. Cork matting. Wood stripped flooring.

STUDY

11'6" x 7'9". Window to front. Radiator. Carpet.



LIVING ROOM/DINING ROOM

22'2" x 11'5" narrowing to 8'8". Window to front and patio doors opening onto rear garden. Two radiators. Fitted carpeting. Fitted wall lights.

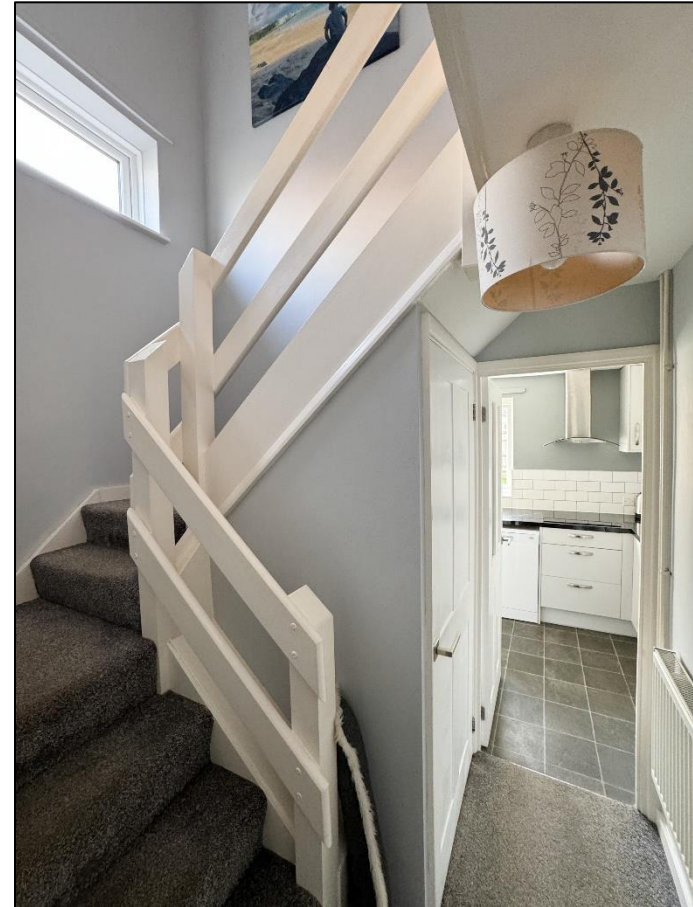


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INNER HALL

Useful understairs cupboard. Door off to:



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CLOAKROOM

WC. Hand wash basin. Chrome heated towel rail.



KITCHEN

11'5" x 7'2". Window to rear and door to side. Fitted out with a range of base and eye level units finished with marble effect worktops. Inset stainless steel single drainer sink unit. Tiled splashbacks. Neff fitted oven and matching microwave. Space for dishwasher and washing machine.



STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Window to side. Access to loft.

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BEDROOM 1

12'8" x 10'8". Window to front. Radiator. Fitted carpet.



BEDROOM 2

9'3" x 8'7". Window to front. Radiator. Fitted carpet.



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BEDROOM 3

10'9" x 10'0". Window to rear. Radiator. Fitted carpet.



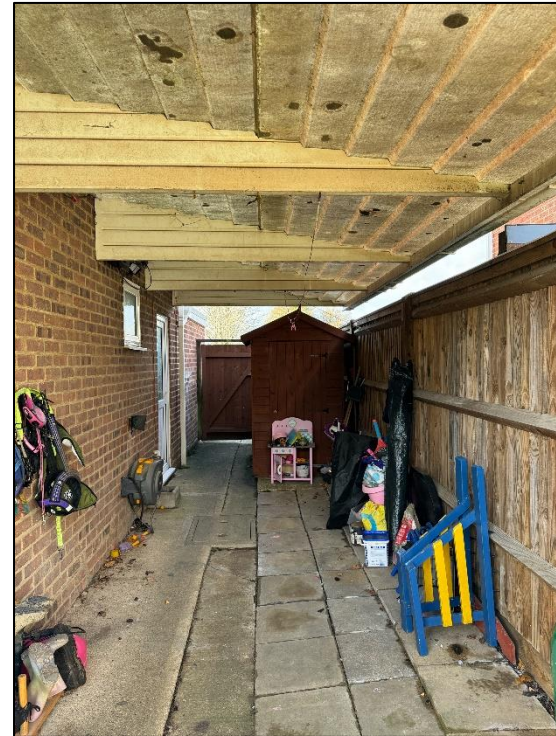
BATHROOM

Recently refitted. Shaped quality luxury bath and fittings. Hand wash basin in vanity unit with WC. Chrome heated towel rail.



OUTSIDE

The property enjoys an area of front garden and parking with access to covered useful storage area with additional storage room. The rear garden is laid to lawn and fully fenced.



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COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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.