

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**13 NORTH DOWN  
STAPLEHURST  
KENT  
TN12 0PG  
PRICE £385,000 FREEHOLD**



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# 13 NORTH DOWN, STAPLEHURST, KENT, TN12 0PG

**A WELL-PRESENTED THREE BEDROOMED SEMI-DETACHED FAMILY HOME SITUATED IN A QUIET CUL-SE-SAC POSITION WITHIN THE VILLAGE OF STAPLEHURST WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING AREA, STUDY/FAMILY ROOM, CLOAKROOM, LANDING, THREE BEDROOMS, BATHROOM, OFF-ROAD PARKING FOR TWO CARS, REAR GARDEN, GARAGE EN BLOC**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From Staplehurst proceed to the main traffic lights and turn into Marden Road. Take the first turning right into North Down, take the first left and the property will be found at the end of the cul-de-sac.

## **DESCRIPTION**

A recently renovated semi-detached three bedroomed property which is well-presented and offers spacious family living accommodation. A new combi-boiler was installed in September 2021 with new radiators and Hive system. The family bathroom was also refitted in 2021 to a high standard. All new double-glazed windows were fitted in June 2021. The facias and soffits were renewed in 2022. The property benefits from an additional room downstairs with plumbing which could be used as a utility room, playroom or a 4th bedroom. There is a driveway offering off-road parking for two cars which was installed in 2021. The garden was fully renovated in 2023. The property is within easy walking distance to the mainline station and the village amenities. 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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## ENTRANCE HALL

Radiator. Wood effect vinyl flooring. Wall-mounted coat hook.

## LIVING ROOM

18'0" x 12'9". Double glazed window to front. Radiator. Fitted carpeting.



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## KITCHEN/DINING ROOM

Overall measurement 17'6" x 12'3".

### *Dining Area:*

Wood effect vinyl flooring.



### *Kitchen Area:*

Double glazed window to rear, door onto garden and door to side. Fitted out with a range of base and eye level units. Stainless steel single drainer sink unit. Ceramic hob with extractor hood over. Integrated cooker. Space and plumbing for washing machine and dishwasher. Wood effect vinyl flooring. Radiator. Useful storage cupboard.



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## STUDY/FAMILY BATHROOM

8'11" x 7'8". Double glazed window to side. Radiator. Wood effect vinyl flooring. Plumbing.



## BEDROOM 1

13'2" x 9'3". Double glazed window to rear. Radiator. Fitted carpeting.



## CLOAKROOM

Opaque window to side. WC. Hand wash basin. Radiator. Wood effect vinyl flooring.

## LANDING

Window to side. Fitted carpeting. Access to loft area housing combi boiler.

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## BEDROOM 2

11'6" x 9'3". Double glazed window to front. Radiator. Fitted carpeting. Useful storage cupboard.



## BEDROOM 3

7'9" x 6'5". Double glazed window to front. Radiator. Fitted carpeting. Useful built-in wardrobe cupboard.



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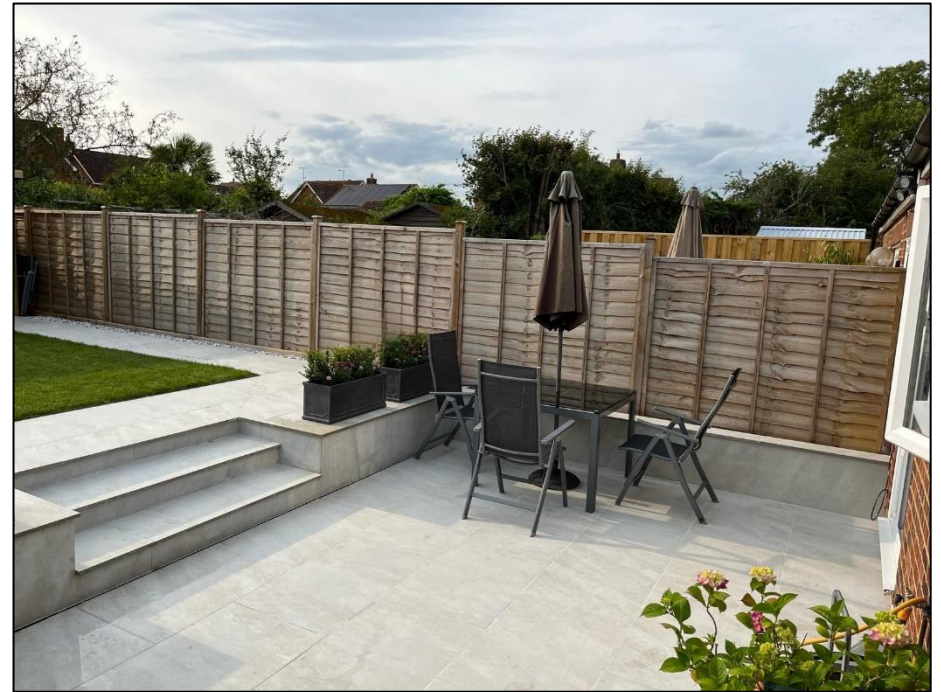
## FAMILY BATHROOM

6'4" x 5'7". Opaque double glazed window to rear. Recently refurbished. Panelled bath with shower over, handheld shower and screen. Hand wash basin in drawer unit. WC. Chrome heated towel rail. Tiled walls and floor.



## OUTSIDE

To the front of the property is a drive with off-road parking for two cars and pedestrian gate through to rear. The rear garden was recently refurbished in 2023 with a new patio area, child's wood bark play area and newly turfed lawn. Concrete pad for garden shed. Outside tap.



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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		87 B
69-80	C	77 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.

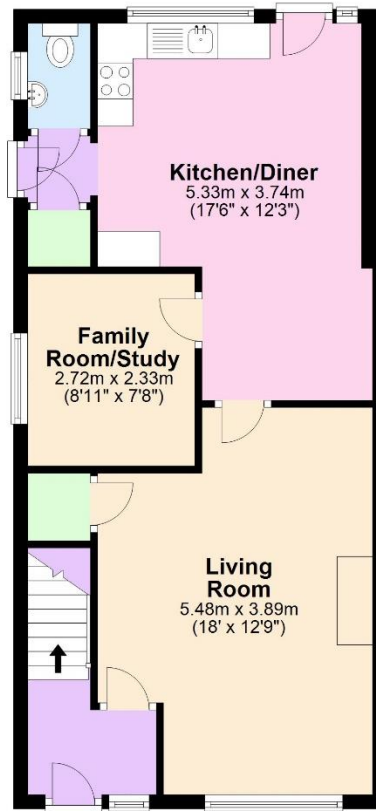
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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

Ground Floor



First Floor



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.