

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**20 IDEN CRESCENT
STAPLEHURST
KENT
TN12 0NU
PRICE £460,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

20 IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NU

A DECEPTIVELY SPACIOUS THREE-BEDROOMED BUNGALOW WITH LARGER THAN AVERAGE GARDENS AND CAR PARKING AREA

ENTRANCE HALL, LIVING ROOM, CONSERVATORY, KITCHEN, THREE BEDROOMS, SHOWER ROOM, GARDENS AND GARAGE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

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

DESCRIPTION

We thoroughly recommend an immediate inspection of this exceptional bungalow. The accommodation is both spacious and well-planned and the property has the benefit of replacement double glazing and full gas fired central heating. One of the features is the good-sized garden to the rear and adequate car parking for at least four cars.

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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Front door opening to:

ENTRANCE HALL

Fitted carpeting. Radiator. Access to loft.



LIVING ROOM

17'6" x 14'2". Double doors opening through to conservatory. Fitted carpeting. Radiator. Fireplace with gas coal effect fire.



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CONSERVATORY

11'0" x 10'0". Double glazed with doors opening to garden.



KITCHEN

12'6" x 10'5". Window to side and door opening to garden. Fitted out with a range of base and eye level units with inset cream 1½ bowl sink unit. Fitted gas hob. New World integrated cooker. Washing machine. Fridge freezer. Tiled splashbacks. Radiator. Wall-mounted Worcester gas-fired boiler serving domestic hot water and central heating.



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BEDROOM 1

11'10" x 10'0". Bay window to front. Radiator. Fitted carpeting. Light with fitted fan. Single cupboard.



BEDROOM 2

13'8" x 10'0". Window to front. Radiator. Fitted carpeting. Single cupboard.



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BEDROOM 3

11'0" x 7'3". Window to side. Radiator. Fitted carpeting.



SHOWER ROOM

Fitted shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Window to side.



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OUTSIDE

To the front the property enjoys a gravelled area and bricked driveway providing parking for at least four cars. A pair of gates open through to an additional terraced area extending to the rear of the property. Garage. Garden shed. The rear garden is laid mainly to lawn with established shrubs and additional shed. There is also a rear terraced area as well.



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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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

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.