

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**8 CORNFORTH CLOSE
STAPLEHURST
KENT
TN12 0BP**

PRICE £640,000 FREEHOLD



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8 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

SITUATED IN A QUIET CUL-DE-SAC POSITION, A SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, SECLUDED AND LANDSCAPED GARDENS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed along the main road in the Maidstone direction and the entrance to Cornforth Close will be found on the right-hand side just before the main traffic lights. The property will be found a short way along on the right-hand side of Cornforth Close with our For Sale board outside.

DESCRIPTION

This beautifully presented and immaculate spacious detached family house offers unrivalled accommodation with beautifully landscaped rear gardens to rear. The kitchen and bathrooms are all updated and immaculate. The property is beautifully fitted out with quality carpeting and full replacement double glazing throughout. This is an absolute must to view.

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

Approached through replacement front door. Fitted carpeting. Radiator. Double access understairs cupboard.



CLOAKROOM

WC. Hand wash basin.

LIVING ROOM

Approached through double opening casement doors. 21'10" x 13'0". Double glazed window to front and patio doors opening onto rear garden. Fitted carpeting. Two radiators. Four uplighters with recess spotlighting.



8 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

DINING ROOM

12'10" x 10'5". Window to rear. Fitted carpeting. Radiator with cover. Original hatch to kitchen.



Dining area:

Window to rear with venetian blind. Radiator. Floor covering as laid. Matching units to kitchen. Side door opening to garden.



KITCHEN/BREAKFAST ROOM

21'8" x 13'2" narrowing to 9'9".

Kitchen area:

Window to front with venetian blind. Fitted out with quality base and eye level units with inset 1½ bowl sink unit with mixer tap. Integrated Baumatic gas hob with extractor hood over and Bosch electric oven under. Space and plumbing for washing machine and dishwasher. Cupboard housing Potterton gas-fired boiler serving domestic hot water and central heating. Floor covering as laid. Useful space for fridge freezer.



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STAIRCASE

Fitted carpeting. Leading to:

SPACIOUS LANDING

Window to front. Radiator. Access to insulated and part-boarded loft with ladder and light. Useful airing cupboard.

BEDROOM 1

13'0" x 12'0". Window to rear. Radiator. Fitted carpeting. Double wardrobe cupboard.



ENSUITE

Shower cubicle. Hand wash basin. WC. Chrome ladder heated towel rail. Tiled flooring. Spotlights.



8 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

BEDROOM 2

13'5" x 8'5". Window to front. Radiator. Fitted carpeting. Double wardrobe.



BEDROOM 3

13'0" x 11'0". Window to rear. Radiator. Fitted carpeting. Hand wash basin with shaver light fitment.



8 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

BEDROOM 4

13'0" x 10'7". Window to front. Radiator. Fitted carpeting.



FAMILY BATHROOM

Panelled bath with handheld mixer shower. Hand wash basin. WC. Chrome heated towel rail. Tiled walls and flooring. Mirror.



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FRONT GARDEN

The property enjoys a neat and tidy front area of garden with lawn, low wall and established shrubs. Side access through locking gate. Parking for two cars on driveway with access to:

GARAGE

18'5" x 17'4". Electrically operated up and over door. Light and power.

REAR GARDEN

Area of paving extending to terraced area. Beautifully laid out with lawn with neat and tidy borders. Established shrubs and hedges. Aluminium glazed and framed greenhouse.



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COUNCIL TAX

Maidstone Borough Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

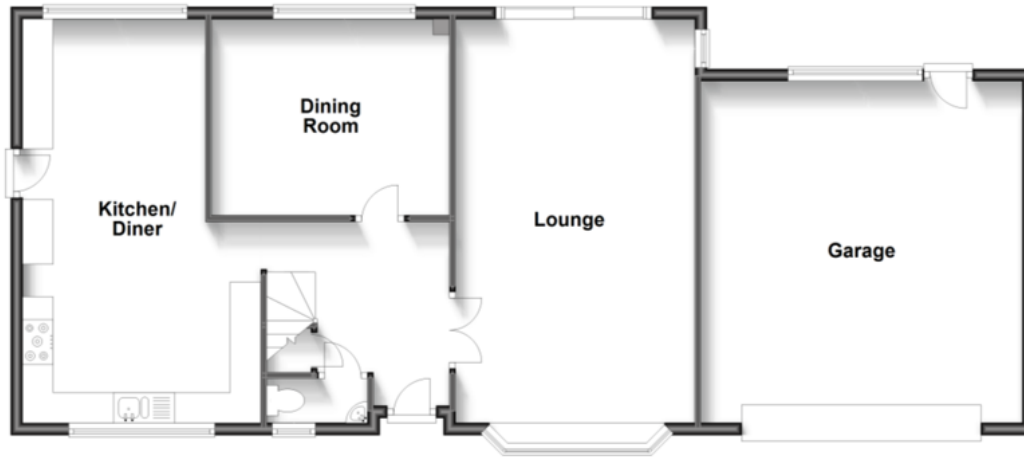
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
Approx. 103.4 sq. metres (1112.8 sq. feet)



First Floor
Approx. 73.2 sq. metres (788.1 sq. feet)

