

RADFORDS
ESTATE AGENTS

Village Houses



**19 STANLEY CLOSE
STAPLEHURST
KENT TN12 0TA
PRICE GUIDE £295,000
FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RESIDENTIAL LANDLORD ASSOCIATION

CMP

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19 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

A BEAUTIFULLY PRESENTED MID-TERRACED PROPERTY IN AN UNRIVALLED POSITION OVERLOOKING OPEN GREEN AREA

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDEN, GARAGE AND CAR PARKING SPACE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Continue along, turn right into Stanley Close, follow the road round and as it curves round to the right then the property will be found across from the green area on the right-hand side.

DESCRIPTION

A beautifully presented mid-terraced house with recent replacement double glazing throughout. All carpets are included in the sale. The kitchen and bathroom are immaculate. The property has the advantage of a garage to the rear with adjacent car parking space as well. The property benefits from full gas-fired central heating. As previously indicated the property is immaculate throughout. There is no onward chain.

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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Replacement front door opening through to:

ENTRANCE VESITBULE

Double glazed window to side. Tiled flooring.

LIVING ROOM

19'3" x 12'0". Double glazed window to front with fitted blinds and curtain. Fitted carpeting. Two radiators. Feature stone fireplace with electric fire extending to side with useful TV table. Door through to:

KITCHEN/DINING ROOM

12'0"x 8'2". Window to rear and door to garden. Radiator. Fitted out with range of base and eye level units with tiled splashbacks. Stainless steel single drainer sink unit. Plumbing and space for washing machine. Fridge freezer. Gas cooker.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Fitted carpeting. Airing cupboard with immersion. Access to insulated loft area.

BEDROOM 1

12'0" x 10'8". Window to front with fitted venetian blind. Radiator. Fitted carpeting. Built-in units/wardrobe cupboards.

BEDROOM 2

12'0" x 8'2". Window to rear. Radiator. Fitted carpeting.

BATHROOM

Panelled bath with shower and screen. Hand wash basin. WC. Chrome heated towel rail. Tiled flooring. Spotlights.

OUTSIDE

The property is fronted by an open green area and the front curtilage of the property itself has neatly maintained flower borders which are nicely landscaped leading to front door. To the rear is an area of paved terrace, the garden is neatly landscaped. The garden is fully fenced with gate leading through to the garage with parking space.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

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

EPC Rating: D

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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.