

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**44 HURST CLOSE
STAPLEHURST
KENT
TN12 0BX
PRICE £410,000 FREEHOLD**



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44 HURST CLOSE, STAPLEHURST, KENT, TN12 0BX

AN OPPORTUNITY TO ACQUIRE AN EXCELLENT THREE BEDROOMED DETACHED HOUSE IN THE POPULAR AREA OF STAPLEHURST.

HALLWAY, CLOAKROOM/SHOWER ROOM, LIVING ROOM, KITCHEN, UTILITY ROOM/BREAKFAST ROOM, DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, SPACIOUS GARAGE, GOOD SIZED GARDENS, PARKING FOR AT LEAST THREE CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and first left into Hurst Close. The property will be found further along on the right-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a spacious detached family house which in recent years has had quality replacement double glazing installed, solar panels, air conditioning in the main living room (not tested) and the main bathroom updated. However, the ground floor needs refurbishment giving the opportunity for someone to choose their own standard of finish. Additionally, there is ample car parking for at least three cars, good sized garage and an excellent established garden to the rear.

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 comprises:

Front door leading through to:

SPACIOUS HALLWAY

Laminate flooring. Panelled radiator. Fitted cloaks cupboard.

CLOAKROOM

Tiled walls and flooring. Spotlights. Shower cubicle. Vanity wash basin. WC. Heated towel rail.

LIVING ROOM

Double aspect with window to front and side. Laminate flooring. Air conditioning unit (not tested). Coal-effect fire. Two radiators.

KITCHEN

Currently fitted out with base and eye level units. Sink unit. Electric oven. Door leading through to:

UTILITY AREA/BREAKFAST ROOM

Laminate flooring. Radiator. Sink unit. Door opening onto rear patio. Further door leading through to garage.

DINING ROOM

Patio doors opening to rear. Radiator.

STAIRCASE

Leading to Landing.

BEDROOM 1

Window to rear. Radiator. Carpet as laid.

BEDROOM 2

Window to front. Radiator. Fitted wardrobe cupboards. Carpet as laid.

BEDROOM 3

Window to side. Radiator. Carpet as laid.

BATHROOM

Window to side. Refitted in recent times. Corner bath with mixer tap and shower head attachment. Fitted WC and sink in vanity unit. Heated towel rail. Laminate flooring. Fully tiled.

OUTSIDE

The property enjoys an area of front garden with brick paved driveway with parking for at least three cars. Access to single garage with electrically operated up and over door, light and power. The rear garden enjoys an area of paved terrace to the rear with the remaining laid mainly to lawn with established shrubs and hedges. Greenhouse. Garden shed.

COUNCIL TAX

Maidstone Borough Council Tax Band E



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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.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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FLOORPLANS



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)

Note - Dimensions are approximate

Garage floor area not included in total area

Plan produced using PlanUp.