

RADFORDS
ESTATE AGENTS

Village Houses



**34 HURST CLOSE
STAPLEHURST
KENT
TN12 0BX
PRICE £465,000 FREEHOLD**



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34 HURST CLOSE, STAPLEHURST, KENT, TN12 0BX

A BEAUTIFULLY PRESENTED AND REFURBISHED DETACHED BUNGALOW

ENTRANCE PORCH, L-SHAPED HALLWAY, LIVING ROOM, CONSERVATORY/DINING ROOM AREA, REFITTED KITCHEN, REFITTED SHOWER ROOM, GOOD-SIZED GARDEN, LARGE STORAGE BUILDING, CAR PARKING FOR AT LEAST TWO 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. Continue along and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

Conveniently situated within in a quiet residential village development and within easy walking distance of the village and mainline station. The bungalow has recently been refurbished and is beautifully presented throughout. A quality shower room has been refitted as well as the kitchen. The property has the benefit of Fibre Optic broadband. The property also benefits from historic cavity wall insulation and quality roof insulation. We highly recommend an internal inspection.

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 PORCH

Approached through double glazed door. Tiled flooring. Double doors opening through to:

L-SHAPED HALLWAY

Laminate oak flooring. Vertical radiator. Useful cupboard. Access to insulated loft with ladder.

LIVING ROOM

16'5" x 12'2". Laminate oak flooring. Recently installed wood burning stove with hearth. Radiator. Glazed sliding doors opening through to:

CONSERVATORY/DINING ROOM AREA

18'0" x 9'7". Laminate oak flooring. Vertical radiator. Ample power points.

KITCHEN

11'5" x 10'3". Window to side. Superbly refitted. Quality base units with hardwood surfaces with matching island area with useful breakfast bar incorporated. Inset white sink unit with monobloc tap. Integrated fridge freezer. Indesit double oven. The island has an incorporated ceramic hob. Integrated dishwasher. Vertical radiator.

BEDROOM 1

13'0" maximum x 11'8". Window to front. Radiator. Fitted carpeting. Quadruple fitted wardrobe cupboards with mirrored doors and shelving.

BEDROOM 2

10'1" x 8'5". Window to front. Radiator. Fitted carpeting.

SHOWER ROOM

Two windows to side. Superbly fitted out with spacious quality walk-in shower with black tap fittings throughout. Vanity hand wash basin. Triple medicine cupboard. WC. Heated towel rail. Ceramic tiled flooring.

OUTSIDE

To the front of the property is a parking area with space for two cars. Side access leading round to the rear of the property. Further additional side gated access with service area and adjoining cupboard area with space for fitted washing machine and tumble dryer. The remaining garden lays to the rear of the property and features a central paved terrace area. The remaining garden is laid mainly to lawn with established shrubs and bushes. Aluminium glazed and framed greenhouse. Former garage building which is now available for additional storage or possible conversion, subject to planning permission, to additional living space.

COUNCIL TAX

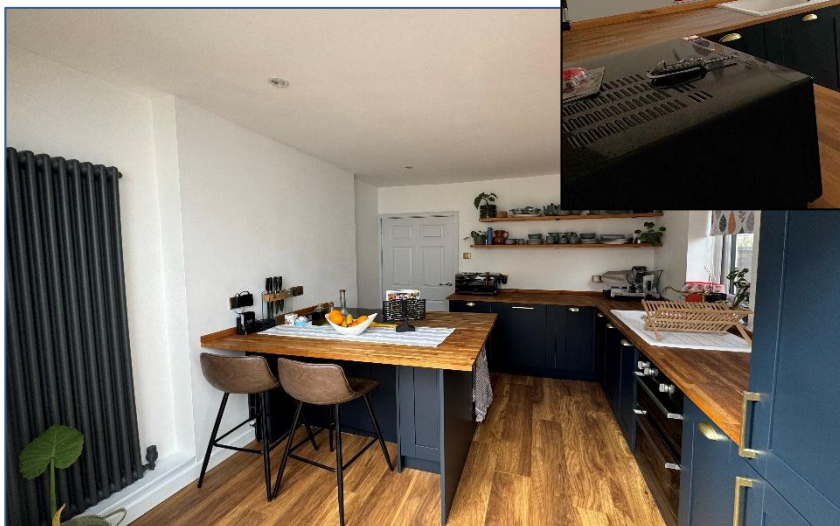
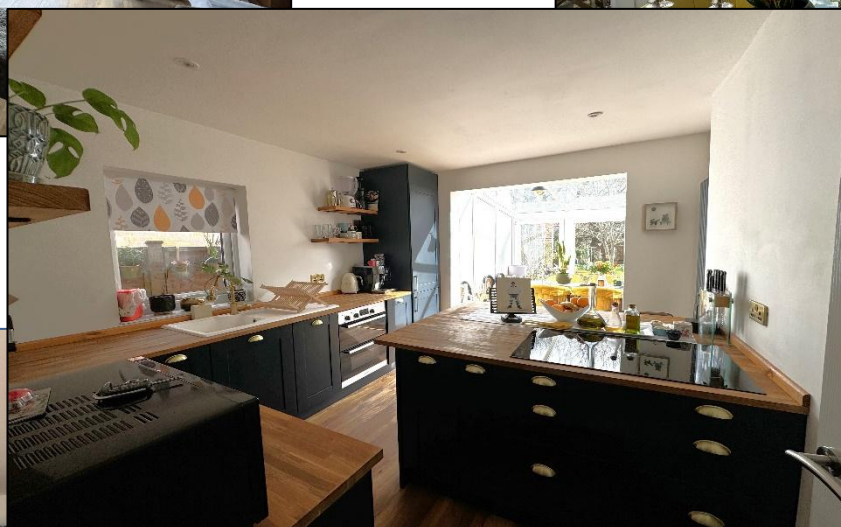
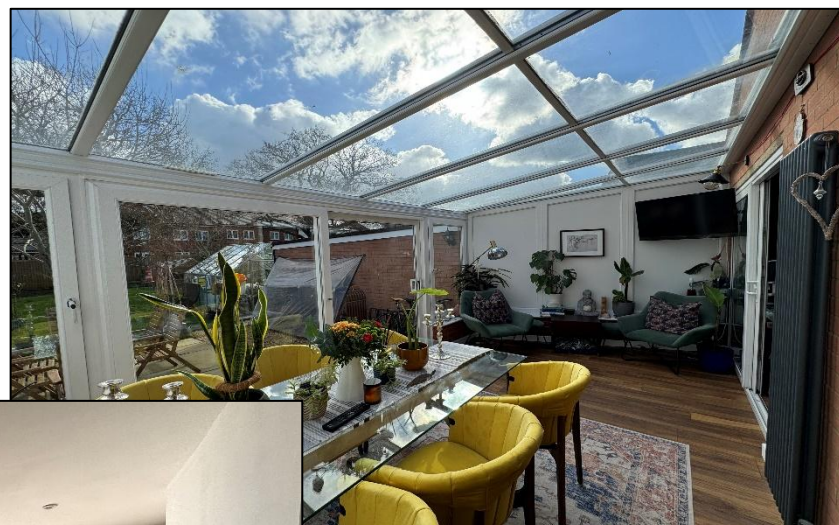
Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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FLOORPLANS



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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.