

RADFORDS
ESTATE AGENTS

Village Houses



**56 JEFFERY CLOSE
STAPLEHURST
KENT
TN12 0TH
PRICE £370,000 FREEHOLD**



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56 JEFFERY CLOSE, STAPLEHURST, KENT, TN12 0TH

AN IMMACULATE AND BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

EXTENDED ENTRANCE HALL, LOUNGE, DINING ROOM, REFITTED KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, GARDENS, SIDE AREA, LARGE GARAGE, EV CHARGING FOR ELECTRIC CARS, PARKING FOR SEVERAL CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main crossroads, turn into Marden Road and take the third turning on the left into Oliver Road. Continue along, take the first turning right into Jeffery Close and the property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

A beautifully presented semi-detached property. The present owners have refurbished the property to a very high standard. An internal inspection is highly recommended to appreciate what is on offer. Situated on a village residential development, the property is within walking distance of the village centre and main line station.

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 HALL

Extended. Replacement front door. Laminate flooring. Attractive panel effect walls. Covered radiator. Built-in range of shoe storage cupboards. Under stairs cupboard.

LOUNGE

Window to front with fitted blind. Radiator. Part-panelled effect walls. Floor covering as laid.

DINING ROOM

Opening French doors to rear garden. Part-panelled effect walls. Floor covering as laid. Covered radiator.

KITCHEN

Window to side with fitted blind and door opening to garden. Ceramic tiled flooring. Range of base and eye level units incorporating stainless steel 1½ bowl single drainer sink unit with flexi tap. Space and plumbing for washing machine and dishwasher. Fitted gas hob with extractor hood over and electric oven under. Useful storage cupboard area.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Window to side. Access to insulated loft area boarded with light.

BEDROOM 1

Window to front. Covered radiator. Fitted carpeting.

BEDROOM 2

Window to rear. Covered radiator. Fitted carpeting.

BEDROOM 3

Window to front. Covered radiator. Fitted carpeting. Bulkhead cupboard.

BATHROOM

Shaped bath with fitted shower and screen. Hand wash basin in vanity unit with WC. Chrome heated towel rail. Floor covering as laid. Medicine cabinet.

OUTSIDE

The property enjoys a large frontage with ample parking for at least three to four cars. Side access through double gates leading to service area and detached garage with up and over door, light and power. Patio area with outside tap. The rear garden is laid mainly to lawn and fenced with additional area of decking with pergola. Garden shed. EV Charging for electric cars.

COUNCIL TAX

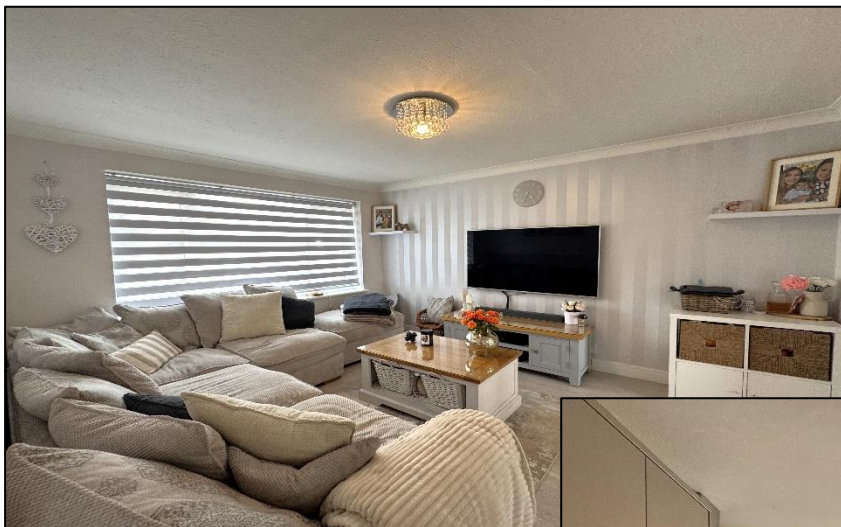
Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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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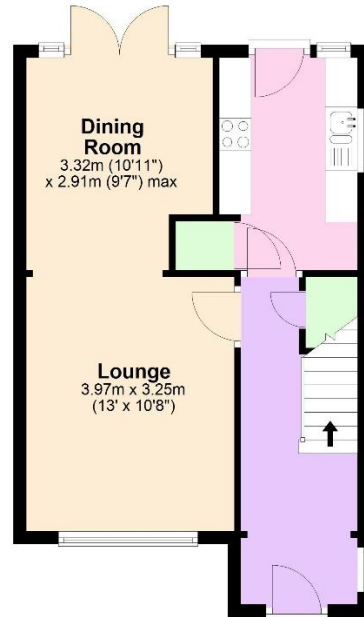
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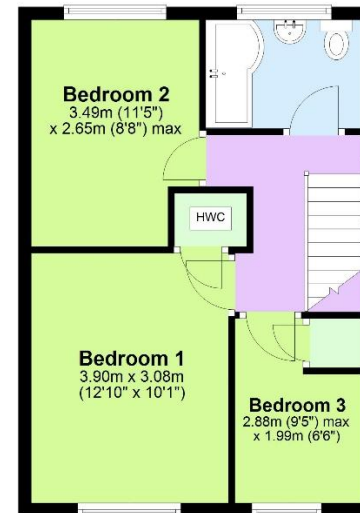
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 79.1 sq. metres (851.3 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.

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.