

RADFORDS
ESTATE AGENTS

Village Houses



**41 IDEN CRESCENT
STAPLEHURST**

KENT

TN12 0NX

PRICE £445,000 FREEHOLD



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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41 IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NX

A DETACHED CHALET STYLE PROPERTY SITUATED ON A POPULAR AND SELECT RESIDENTIAL DEVELOPMENT SITUATED WITHIN THE VILLAGE OF STAPLEHURST

**HALLWAY, LIVING ROOM, DINING ROOM, STUDY/POTENTIAL 3RD BEDROOM, WELL-FITTED SHOWER ROOM, KITCHEN,
LANDING, TWO BEDROOMS, ONE ENSUITE, CAR PARKING FOR ATLEAST 3 CARS, GARAGE, AREA OF COURTYARD STYLE
GARDEN TO THE REAR**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed into Bell Lane opposite the church, continue a short way along and turn left into South Bank. Continue along and take the second turning on the left into Iden Crescent and the property will be found a short way along on the right-hand side.

DESCRIPTION

A beautifully presented but deceptively large detached chalet style property built in approximately the last 12 years to a high standard. Spacious family living accommodation. The property has the benefit of underfloor heating on the ground floor and a brand-new boiler. An internal inspection is highly recommended.

The property is set within 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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FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Wood laminate flooring. Leading to:

SPACIOUS HALLWAY

Wood laminate flooring. Window to front with fitted blind. Understairs cupboard.

LIVING ROOM

Spacious. Window to front. Fitted carpeting. Inset wood burning stove.

DINING ROOM

Window to rear with fitted blind. Fitted carpeting.

THIRD BEDROOM/FAMILY ROOM

Window to front. Fitted carpeting.

MAIN SHOWER ROOM

Window to rear. Fitted shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Tiled walls. Spotlights.

KITCHEN

Ceramic tiled flooring. Window to rear with venetian blind and door opening to garden. Fitted out with base and eye level units finished in cream incorporating a 1½ bowl sink unit. Ceramic hob with extractor hood over. Fitted cooker. Integrated washing machine and fridge. Bosch dishwasher. Spotlights.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Carpeted. Large cupboard.

BEDROOM 1

Window to front. Fitted carpeting. Radiator. Built-in wardrobe cupboards.

ENSUITE

Shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Large cupboard.

BEDROOM 2

Velux window and blind to front. Fitted carpeting. Radiator. Eaves cupboard. Built-in wardrobe cupboard.

OUTSIDE

The property enjoys an area of front garden with car parking space for two cars with garage. Side access and gate opening through to rear courtyard style area. Garden shed. Garage with light and power.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

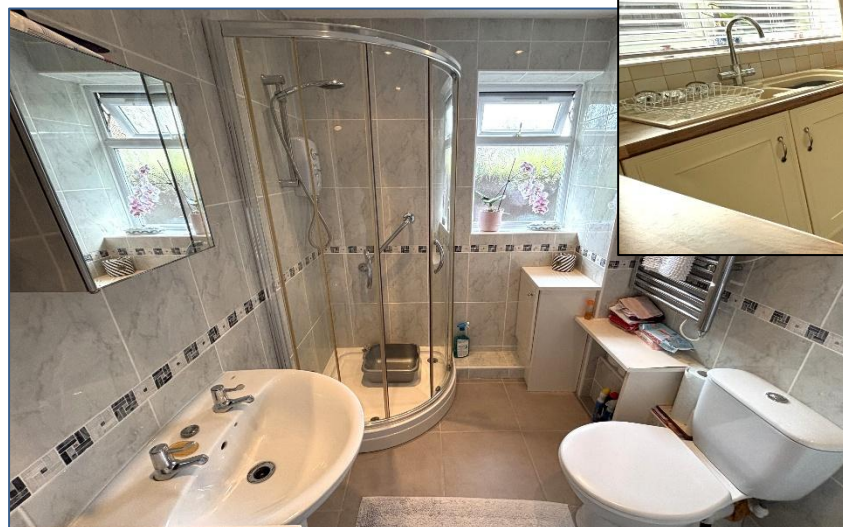
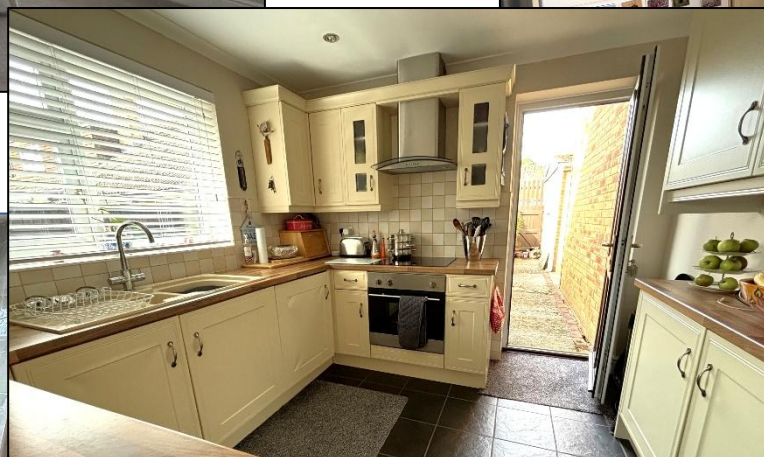
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MONEY LAUNDERING REGULATIONS

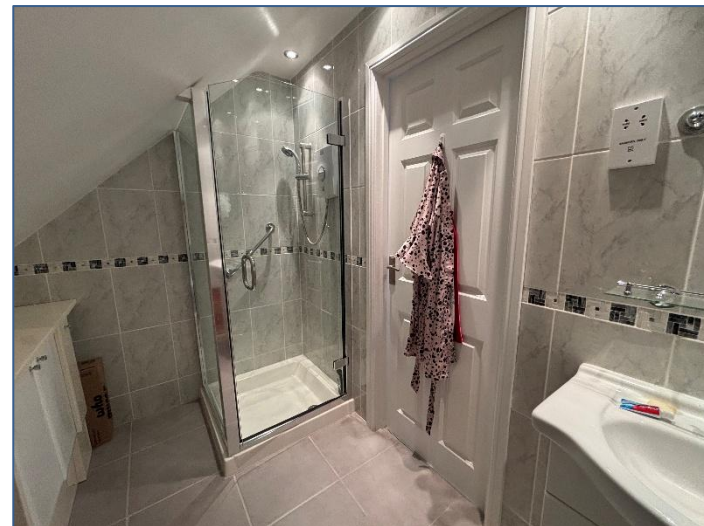
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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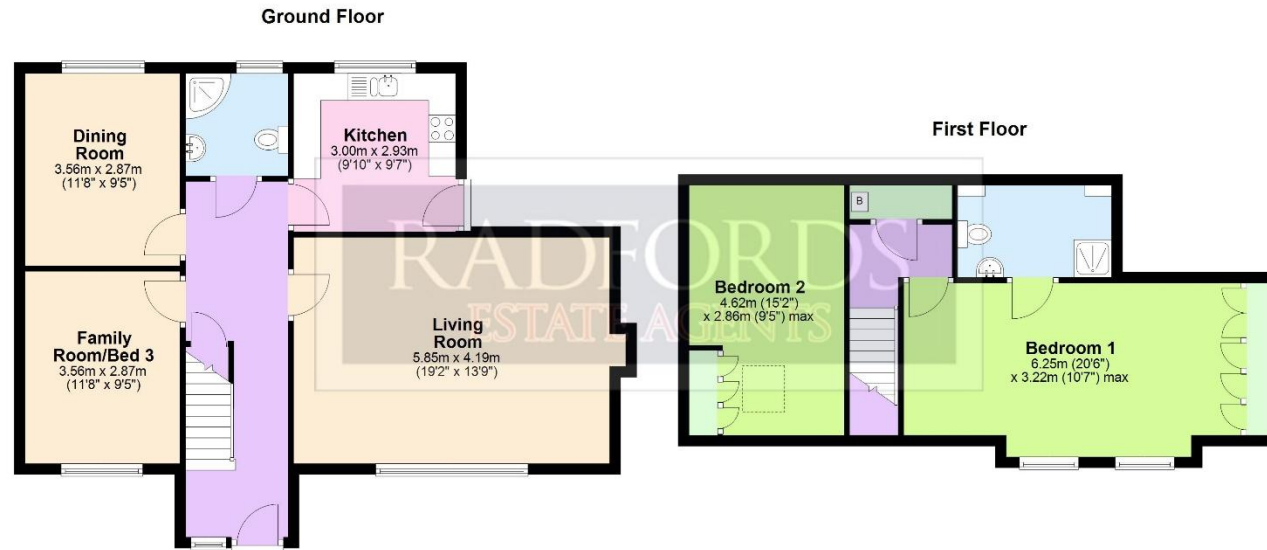


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FLOORPLANS



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.

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.