

RADFORDS
ESTATE AGENTS

Village Houses



**37 HANMER WAY
STAPLEHURST
KENT
TN12 0NR
PRICE £465,000 FREEHOLD**



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37 HANMER WAY, STAPLEHURST, KENT, TN12 0NR

A WELL-PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY BACKING ONTO OPEN FARMLAND IN QUIET RESIDENTIAL AREA IN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM, STUDY, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, LARGE SINGLE GARAGE, AMPLE CAR PARKING, GARDEN TO REAR OVERLOOKING FARMLAND, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the top of the hill by the Church and turn left into Bell Lane. Take the first left into South Bank which runs into Hanmer Way and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire a well-presented and extended semi-detached property which was fully refurbished a few years back to a high standard. This property is available with no onward chain. Benefitting from full gas-fired central heating and replacement double glazing throughout. The accommodation is spacious and well-planned with the advantage of the main bedroom having an ensuite. The position and outlook are second to none and an internal inspection is highly recommended.

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 with side screen opening through to:

ENTRANCE HALL

Coconut matting. Fitted carpeting. Understairs cupboard. Radiator.

LIVING ROOM

Bay window to front with vertical blinds. Radiator. Fitted carpeting. Living flame gas fire set in fireplace with hardwood surround.

DINING ROOM

French doors opening onto rear garden. Radiator. Fitted carpeting. Glazed panelled door opening through to:

KITCHEN

Window to rear. Fitted out with base and eye level units with under lighters and inset 1½ bowl stainless steel sink unit. Gas five ring hob with extractor hood over and matching oven under. Fridge freezer. Bosch washing machine. Ceramic tiled flooring.

UTILITY ROOM

Double stable door opening onto rear garden. Radiator. Base and eye level units with washing machine and freezer.

CLOAKROOM

Corner hand wash basin. WC. Radiator.

STUDY

Window to side. Radiator. Fitted carpeting.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Airing cupboard with hot water cylinder and immersion. Access to loft area.

BEDROOM 1

Window to rear. Radiator. Fitted wardrobe cupboard. Door off to:

ENSUITE

Walk-in shower cubicle. Hand wash basin. WC. Chrome heated towel rail.

BEDROOM 2

Window to front with vertical blinds. Fitted carpeting. Radiator. Fitted out with range of freestanding wardrobe cupboards and matching dresser unit. Single cupboard.

BEDROOM 3

Window to rear. Radiator. Fitted carpeting.

BEDROOM 4

Window to front with vertical blinds. Radiator. Fitted carpeting. Bulkhead cupboard. Triple freestanding wardrobe.

FAMILY BATHROOM

Window to rear. Corner bath with gold-effect mixer tap/shower. Hand wash basin. WC. Heated towel rail. Medicine cabinet.

OUTSIDE

The property enjoys a large frontage laid mainly to lawn with herringbone style driveway with parking for at least four cars. Access to spacious garage with up and over door, light and power. Side access.

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REAR GARDEN

Paved terraced area. Laid mainly to lawn with established shrubs and herbaceous borders. Fabulous views over the farmland to the rear.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.



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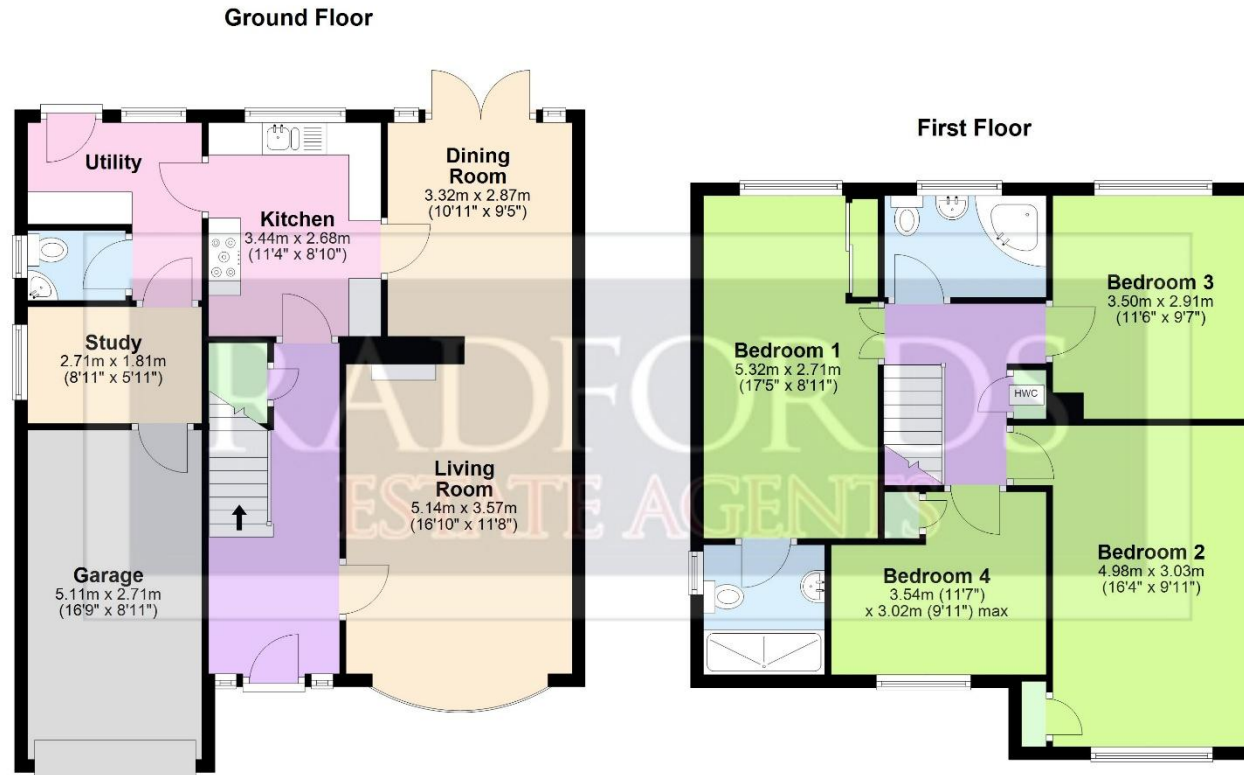


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FLOORPLANS



Total area: approx. 142.8 sq. metres (1536.6 sq. feet)

Dimensions are approx.
Floor area includes garage

Plan produced using PlanUp.