

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**53 HANMER WAY
STAPLEHURST
KENT
TN12 0NR
PRICE £385,000 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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53 HANMER WAY, STAPLEHURST, KENT, TN12 0NR

A SPACIOUS AND WELL-PRESENTED SEMI-DETACHED HOUSE WITH THE BENEFIT OF CONSERVATORY AND LOVELY GARDEN AND MAGNIFICENT VIEWS

ENTRANCE VESTIBULE, HALL, LIVING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, SEPARATE WC, DOUBLE GARAGE, BEAUTIFUL GARDENS AND VIEWS, CSCA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed into Bell Lane opposite the church, continue along and take the first turning left into South Bank. Continue along into Hanmer Way and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

Situated in a highly desirable part of the village and within easy walking distance of the village centre. One of the main features of the property is the lovely large garden backing onto open farmland with magnificent views. The accommodation is spacious, well-presented and in addition the large double garage is a bonus as well. 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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Sliding front door leading to:

VESTIBULE AREA

Glazed panel door opening to:

ENTRANCE HALL

Fitted carpeting. Radiator.

LIVING ROOM

Window to front with venetian blind and fitted curtains. Fitted carpeting. Radiator. Traditional style fireplace with gas coal-effect fire.

DINING ROOM

Door opening onto conservatory. Serving hatch to kitchen.

CONSERVATORY

Full length. Laminate flooring. Double patio doors opening onto rear garden. Radiator. Fitted wall lights.

KITCHEN

Window overlooking conservatory. Fitted out with base and eye level units with stainless steel single drainer sink unit and mono tap. Freestanding electric cooker. Washing machine. Fridge. Deep understairs cupboard. Tiled splashbacks. Door opening through to:

LARGE DOUBLE GARAGE

Electrically operated up and over door. Light and power. Personal door to garden.

STAIRCASE

Fitted carpeting leading to:

SPACIOUS LANDING

Window to side with venetian blind. Airing cupboard.

BEDROOM 1

Window to front with venetian blinds and curtains. Built-in wardrobe cupboards. Wood laminate flooring. Radiator.

BEDROOM 2

Window to rear with venetian blind. Radiator. Wood laminate flooring.

BEDROOM 3

Window to front with venetian blind. Fitted carpeting. Radiator. Bulk-head cupboard. Cupboard and shelves as fitted.

BATHROOM

Shower cubicle. Hand wash basin. Radiator. Wood laminate flooring.

SEPARATE WC

WC.

OUTSIDE

The property enjoys a neat and tidy front garden laid to lawn with car parking area. Neat and tidy hedges to the rear garden which enjoys magnificent views with area of paved terrace. Herbaceous borders. Garden shed. Greenhouse.

COUNCIL TAX

Maidstone Borough Council Tax Band D

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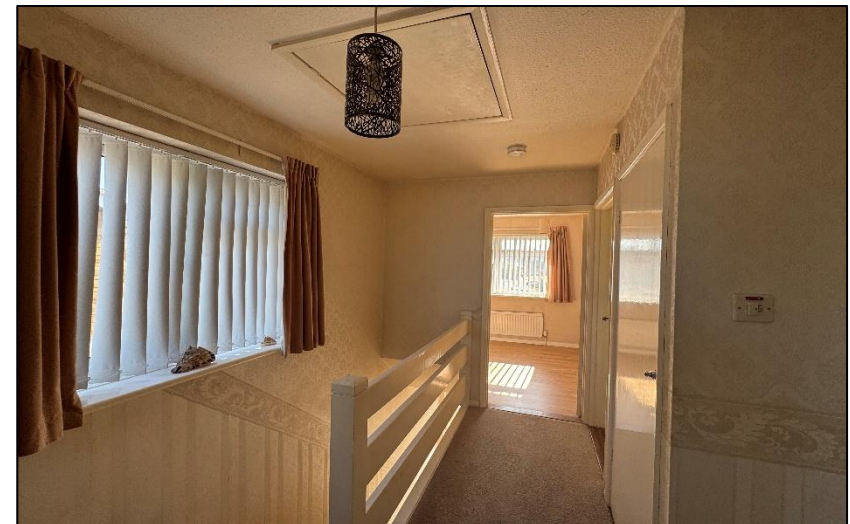
MONEY LAUNDERING REGULATIONS

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.

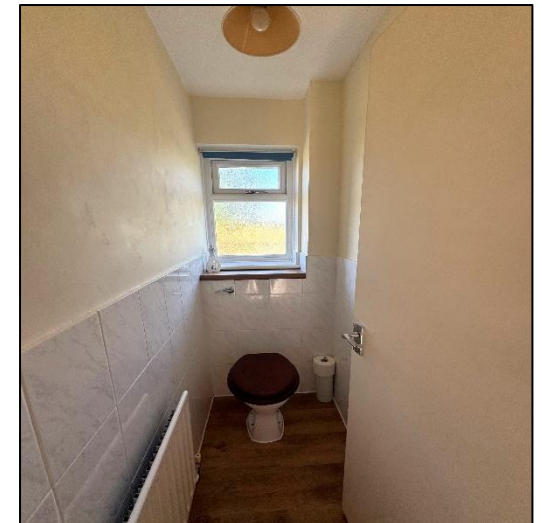
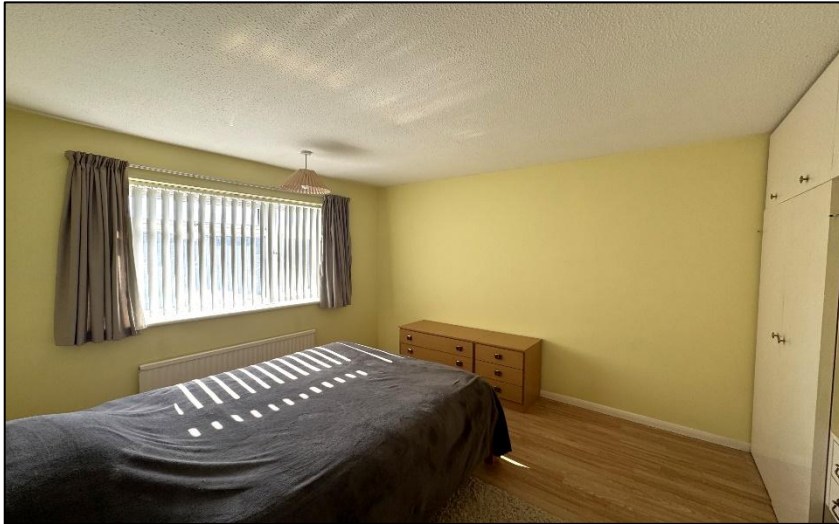
These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

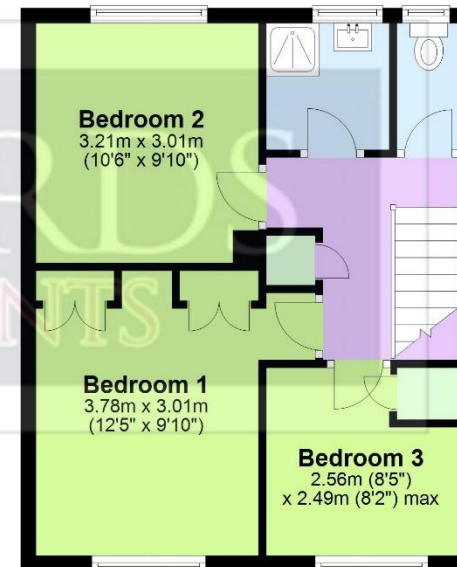
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 116.7 sq. metres (1256.0 sq. feet)

Dimensions are approx
Floor area includes garage

Plan produced using PlanUp.