

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**31, TYLER ROAD,  
STAPLEHURST  
KENT, TN12 0GY  
PRICE £420,000  
FREEHOLD**



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## 31, TYLER ROAD, STAPLEHURST, KENT, TN12 0GY

**A deceptively spacious modern three bedroomed semi-detached house built by Bovis Homes in 2021. The property is located on the popular “Meadows” development. Ideal for London commuters, the property benefits from excellent transport links including a mainline station which is approximately 15 minutes walking distance away.**

**ENTRANCE HALL, LIVING ROOM, CLOAKROOM, KITCHEN/DINING ROOM, BEDROOM 1 WITH ENSUITE, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM, SOUTH-FACING GARDEN & CARPORT, CAR PARKING FOR 3 CARS.**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From the traffic lights in Staplehurst, head towards Headcorn and take the second left into Long Strakes, then again take the second left into Tyler Road , follow the road round until you come to the property which located again on the left-hand side.

### DESCRIPTION

The property benefits from incredibly accessible and spacious rooms as well as a superb south-facing garden that backs onto the gardens of Hurst Close, offering excellent privacy and no overlooking from other properties. The property is situated off of Long Strakes and complemented by a thoughtfully designed interior throughout. The property benefits from cabled networking and an updated Nest thermostat.

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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*Front door opening to:*

### **ENTRANCE VESTIBULE**

Amtico flooring. Radiator to side. Shelving. Carpeted stairs leading to Landing. Door leading to:

### **LIVING ROOM**

Fitted carpeting. Window to front. Radiator to front. Shutter blinds. Nest thermostat. Door through to open area with access to understairs storage cupboard, as well as door to:

### **CLOAKROOM**

Accessible door. Window to side. Radiator to front. Shutter blinds. WC. Rustic wooden shelf with hand wash basin.

### **KITCHEN/DINING ROOM**

Amtico flooring. Spotlights. Window to rear. Shutter blinds. Radiator to side. Door to rear garden. Range of base and eye-level units. Underlights. Integrated Bosch gas hob and oven with extractor hood. Integrated fridge-freezer- with a 10-year guarantee. Integrated Bosch washing machine. Integrated Bosch dish washer. Boiler in cupboard only replaced in 2023. Panelled feature wall.

### **STAIRS**

Carpeted. From entrance vestibule leading to...

### **SPACIOUS LANDING**

Access to insulated loft.

### **BEDROOM ONE**

Fitted carpeting. Panelled feature wall. Wardrobe with double door. Window to front. Shutter blinds. Radiator to front. Door for:

### **ENSUITE**

Frosted window to front. Tiled flooring. Radiator to front. WC. Hand wash basin. Walk-in shower. Shelving.

### **BEDROOM TWO**

Fitted carpeting. Window to rear. Shutter blinds. Radiator to rear.

### **BEDROOM THREE**

Laminate flooring. Window to rear. Shutter blinds. Radiator to side. Storage cupboard to side. Ceiling speakers.

### **FAMILY BATHROOM**

Tiled flooring. Window to side. Shutter blinds. Chrome towel rail. Spotlights. Shaver points. Bathtub with shower attachment. WC. Hand wash basin.

### **OUTSIDE**

The south-facing rear garden adjoins the Hurst Close estate, offering an exceptional degree of privacy, with shrubbery and foliage along the boundaries of the adjacent property. The garden also features a section of paved tiles, which, when completed, carried a 10-year guarantee, creating an excellent space for entertaining and relaxing. The remainder of the rear garden is laid to lawn, with flower beds forming a natural boundary between the two sections. A shed is positioned in the corner of the garden, providing useful storage.

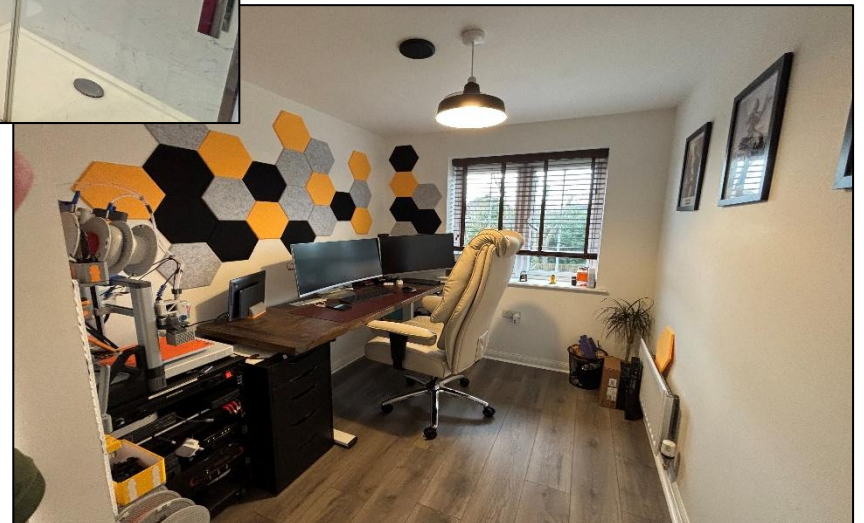
To the side of the property is a car port with EV charging, along with a driveway providing parking for at least three vehicles. The front of the property also benefits from an area of lawn and a paved footpath leading to the front door.

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### COUNCIL TAX

Maidstone Borough Council Tax Band D

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

### 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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## FLOORPLANS

