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Village Houses

**No Onward
Chain**



**28 USBORNE CLOSE
STAPLEHURST
KENT
TN12 0LD
PRICE £325,000 FREEHOLD**



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28 USBORNE CLOSE, STAPLEHURST, KENT, TN12 0LD

AN OUTSTANDING AND POSSIBLY FINEST AVAILABLE, REFURBISHED AND SPACIOUS MID-TERRACED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALLWAY, LIVING ROOM, REFITTED QUALITY KITCHEN AND DINING ROOM, LANDING, TWO BEDROOMS, NEWLY REFITTED BATHROOM, EXCEPTIONALLY LARGE L-SHAPED GARDEN TO THE REAR AND CAR PARKING SPACE FOR SEVERAL CARS.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From our Staplehurst office proceed into the shopping parade turning into Offens Drive and take the first turning left into Usborne Close. The property will be found at the end of the road with our For Sale board outside.

DESCRIPTION

This is an exceptional and outstanding example of a fully refurbished property to the highest possible standard. Replacement double glazing throughout and gas-fired central heating. No expense has been spared in providing a quality kitchen and bathroom. The loft insulation has been renewed and cavity wall insulation has been carried out recently. The property has been rewired and the central heating boiler replaced approximately two years ago. 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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The accommodation with approximate dimensions comprises: -

Replacement front door opening through to:

HALLWAY

Luxury vinyl wood effect flooring. Radiator. Door opening to:

LIVING ROOM

11'8" x 11'8" narrowing to 9'7" (3.61m x 3.61m narrowing to 2.98m). Large window to front. Newly laid quality carpeting. Radiator. Traditional open fireplace area. Recessed spotlights. Under stairs cupboard. Leading through to:

KITCHEN/DINING ROOM

Overall measurement 14'9" x 9'4" (4.54m x 2.87m).

DINING AREA

Luxury vinyl wood flooring. Radiator. Patio doors opening onto decking area. Radiator. Spotlights.

KITCHEN AREA

Fitted out with quality base and eye level units with stainless steel single drainer sink unit within solid oak worktop surfaces. Integrated induction hob, oven and extractor hood over. Integrated dishwasher, washing machine and fridge freezer. Spotlights.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Access to reinsulated loft area.

BEDROOM 1

15'0" narrowing to 11'9" x 11'9" (4.59m narrowing to 3.63m x 3.64m). Window to front. Radiator. Newly laid carpeting. Useful wardrobe area housing gas-fired boiler serving domestic hot water and central heating.

BEDROOM 2

9'3" x 8'2" (2.86m x 2.52m). Window to rear. Newly laid carpeting. Radiator.

BATHROOM

6'3" x 5'9" (1.94m x 1.82m). Newly refitted. Shaped bath with thermostatic exposed mixer shower. Hand wash basin in vanity unit. WC. Tiled flooring. Partial tiled splashbacks. Shaver point.

OUTSIDE

The property enjoys a resurfaced front area providing parking for 3/4 cars. To the rear is a newly laid area of decking and the garden is well-maintained and laid mainly to lawn. The rear garden has the added advantage of being l-shaped providing a much larger than average rear garden all within new fencing.

COUNCIL TAX

Maidstone Borough Council Tax Band C



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 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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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 60.1 sq. metres (646.7 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.