

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**30 STANLEY CLOSE  
STAPLEHURST  
KENT  
TN12 0TA  
PRICE £450,000 FREEHOLD**



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



enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 30 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

**AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED END-OF-TERRACED PROPERTY WITH EXCEPTIONALLY SECLUDED AND SPACIOUS LARGE GARDEN WITH THE BENEFIT OF AN OUTSIDE SWIMMING POOL**

**ENTRANCE HALL, LIVING ROOM, REFITTED KITCHEN/DINING ROOM, STUDY AREA, UTILITY ROOM, CLOAKROOM, LANDING, THREE BEDROOMS, EXCEPTIONALLY SPACIOUS AND REFURBISHED BATHROOM, SPACIOUS GARDEN WITH SWIMMING POOL, GARAGE EN BLOC**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Staplehurst proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Take the second turning on the right into Stanley Close, continue along, bear right and then go straight ahead. The property will be found at the end on the left-hand side.

## **DESCRIPTION**

An internal inspection is an absolute must to appreciate what this house has to offer. Having been extended in recent years, this property offers spacious and quality living accommodation. The property enjoys an unusually larger than average rear garden which is beautifully landscaped, a central feature of which is the swimming pool. A new quality kitchen has been installed and bathroom superbly refitted as well.

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: -

### ENTRANCE HALL

Wood laminate flooring. Opening through to:

### LIVING ROOM

Double glazed window to front with venetian blind. Two vintage style radiators. Feature fireplace with electric fire. Four fitted wall lights. Wood laminate flooring. Doorway to:



### KITCHEN/DINING ROOM AREA

Window to front and side and patio doors opening onto rear garden. Vintage style radiator and further radiator. The kitchen area has been recently fitted out with quality base and eye level units with quartz worktop surface with inset sink unit. Integrated double oven and additional double oven incorporating microwave. Integrated dishwasher and fridge freezer. Wood laminate flooring.



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### **STUDY**

Radiator. Wood laminate flooring.

### **UTILITY ROOM**

Window to side and door to garden. Similar units to kitchen with quartz worktop. Space and plumbing for washing machine and tumble drier. Full length storage cupboard and additional space for further fridge freezer.



### **CLOAKROOM**

WC. Hand wash basin. Chrome heated towel rail. Tiled flooring.

### **STAIRCASE**

Leading to:

### **FIRST FLOOR LANDING**

Fitted carpeting. Access to two loft areas (one part-boarded, both insulated).

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## BEDROOM 1

Window to front with venetian blind. Radiator. Fitted carpeting. Full range of quality fitted wardrobe cupboards with partial glazed panels.



## BEDROOM 2

Window to front with venetian blind. Radiator. Fitted carpeting.



## BEDROOM 3

Window to rear. Radiator. Fitted carpeting. Airing cupboard with immersion.



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### SPACIOUS REFURBISHED BATHROOM

Shower cubicle. Panelled bath. Oval shaped wash basin in vanity unit. WC. Tiled splashbacks. Large airing cupboard. Chrome towel rail/radiator. Floor covering as laid. Mirror light.



### OUTSIDE

The property enjoys an area of front garden and side access through to rear. To the rear of the property is the main feature. Beautifully landscaped providing terraced area with feature fishpond and trellis area. The garden is laid mainly to lawn with gravelled areas. fully fenced. A central feature is the heated swimming pool (21'0" x 10'0"). Shed housing pool pump etc. Garden shed. Outside lighting. Further terrace area. The rear garden is nicely secluded.



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## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

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

EPC Rating: C

## MONEY LAUNDERING REGULATIONS

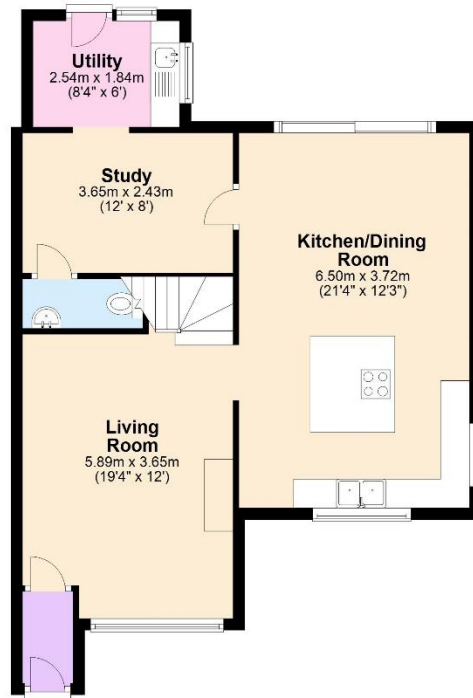
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

*These details and plans 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.*

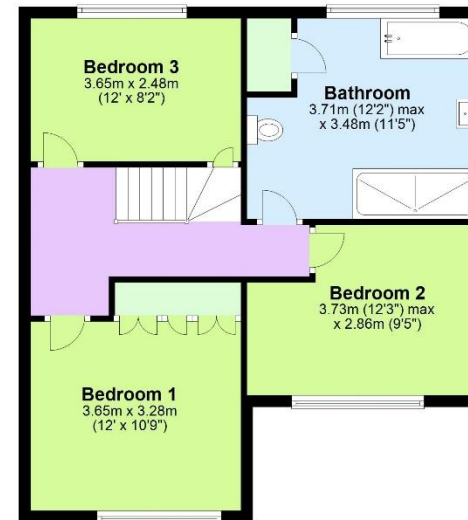
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 120.7 sq. metres (1298.9 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.