

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**31 IDEN CRESCENT
STAPLEHURST
KENT
TN12 0NX**

PRICE £359,950 FREEHOLD



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31 IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NX

SET IN A SOUGHT-AFTER LOCATION WITHIN THE VILLAGE OF STAPLEHURST AN EXTENDED SEMI-DETACHED PROPERTY WITH FLEXIBLE ACCOMMODATION FOR THE FAMILY WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, FURTHER RECEPTION ROOM, LANDING, THREE BEDROOMS, SHOWER ROOM, GARDENS TO FRONT AND REAR, DRIVEWAY WITH OFF-ROAD PARKING FOR SEVERAL CARS, GARAGE

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed towards Cranbrook on the A229, go past the Esso garage and take the next turning right into Pinnock Lane. Take the first right into Hanmer Way and take the fourth right into Iden Crescent. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

We highly recommend your earliest viewing on this 3 bedroomed semi-detached property which has good sized accommodation situated in the sought after area of Iden Crescent. The property benefits from gas-fired central heating with replacement double glazing and has been totally redecorated throughout internally.

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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ENTRANCE VESTIBULE

Front door opening to:

ENTRANCE HALL

Radiator. Fitted carpeting. Understairs cupboard.

LIVING ROOM

Double glazed window to front. Radiator. Wood laminate flooring.

DINING ROOM

Radiator. Wood laminate flooring.

KITCHEN

Window to rear and door to garden. Range of base and eye level units with inset stainless steel single drainer sink unit. Integrated gas hob and oven. Plumbing for washing machine. Tiled splashbacks.

ADDITIONAL RECEPTION ROOM

French doors opening onto rear garden. Window to side. Wood laminate flooring.

STAIRCASE

Fitted carpeting. Window to side. Access to insulated loft. Airing cupboard.

BEDROOM 1

Window to front. Radiator. Fitted carpet.

BEDROOM 2

Window to rear. Radiator. Fitted carpet.

BEDROOM 3

Window to front. Radiator. Fitted carpet.

SHOWER ROOM

Window to rear. Shower cubicle with Red Ring shower. Hand wash basin. Chrome heated towel rail.

SEPARATE WC

WC.

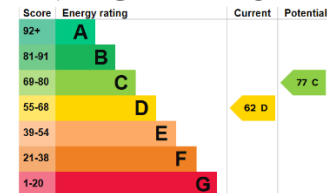
OUTSIDE

The property enjoys an area of frontage with gravelled area for parking. Access to garage with up and over door, light and power. The rear garden enjoys an area of lawn, two shed and patio area.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: D

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.

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FLOORPLANS



Total area: approx. 92.1 sq. metres (991.0 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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.