

RADFORDS
ESTATE AGENTS

Village Houses



**13 ALEN SQUARE
STAPLEHURST
KENT
TN12 0SB
PRICE £325,000 FREEHOLD**



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13 ALEN SQUARE, STAPLEHURST, KENT, TN12 0SB

TUCKED AWAY IN THE CHARMING CLOSE OF ALEN SQUARE, THIS MID-TERRACE THREE-BEDROOM HOME IS AN IDEAL PURCHASE IN THE VILLAGE OF STAPLEHURST.

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDEN & GARAGE EN BLOC

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and take the second right into Poyntell Road. Follow the road, take the second right into Alen Square and the property will be found at the end.

DESCRIPTION A well-maintained and partly updated three-bedroom mid-terrace house, ideally located in the heart of Staplehurst. Tucked away along a pedestrian walkway, it enjoys a peaceful setting away from the main road within the close. The home offers a good degree of privacy with little overlooking, along with ample space for a growing family. Recent improvements include a newly fitted bathroom, fresh carpets in the living room, and shutter blinds installed in selected rooms.

The property is set in the middle 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 HALL

Wood laminate flooring. Radiator to side. Carpeted stairs leading to landing. Understairs storage cupboard with meters. Nest Thermostat.

LIVING ROOM

Newly fitted carpeting. Window to front with shutter blinds. Radiator to front. Window into dining area.

KITCHEN/DINING ROOM

Wood laminate flooring. Window to rear with shutter blinds. C-Shaped range of base and eye level units with marble worktop and integrated appliances. Under lights. Under unit lights. Integrated dishwasher. Integrated washing machine. Integrated Beko oven and hob with extractor hood. Tiled backsplash. 1.0 bowl steel sink. Cupboard housing combi-boiler. Spotlights.

Dining Area

Laminate flooring. Sliding door to rear garden ,with blinds. Space for dining table. Window into Living Room.

LANDING

Leading from carpeted stairs from Entrance Hall. Airing cupboard with shelving and storage. Access to loft with ladder and light.

BEDROOM ONE

Fitted carpeting. Window to rear. Radiator to rear. Currently space for a king bed.

BEDROOM TWO

Wood laminate flooring. Window to front. Radiator to front. Panelled feature wall.

BEDROOM THREE

Fitted carpeting. Radiator to front. Window to front with black-out blind.

BATHROOM

Recently refitted in 2023. Wood laminate flooring. Frosted window to rear with shutter blinds. Panelled bathtub with AQUALISA shower head attachment, additional rain-fall shower. Vanity inset hand wash basin. WC. LED mirror to side. Chrome heated towel rail.

OUTSIDE

The property occupies a pleasant, tucked-away spot within the close, accessed via a pedestrian walkway from the main entrance and parking area. To the front, there is a partially lawned garden with a paved path leading to the entrance, along with a section enclosed by a charming picket fence.

The rear garden is mainly laid to lawn, complemented by a paved patio area and mature shrubs with additional picket fence and flower beds. It also features a wooden shed for convenient storage, and to the right-hand side, a gate provides access to an alleyway leading close to the garage en bloc where this property has a single garage with an up and over garage door.

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Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

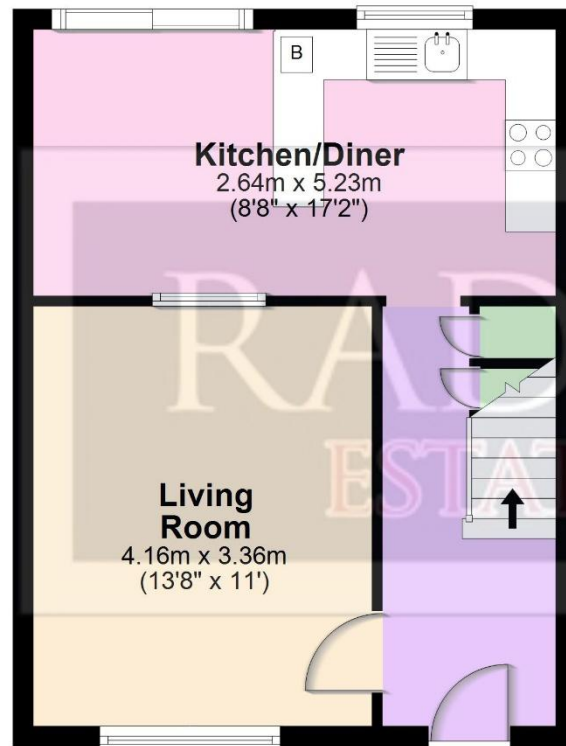
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

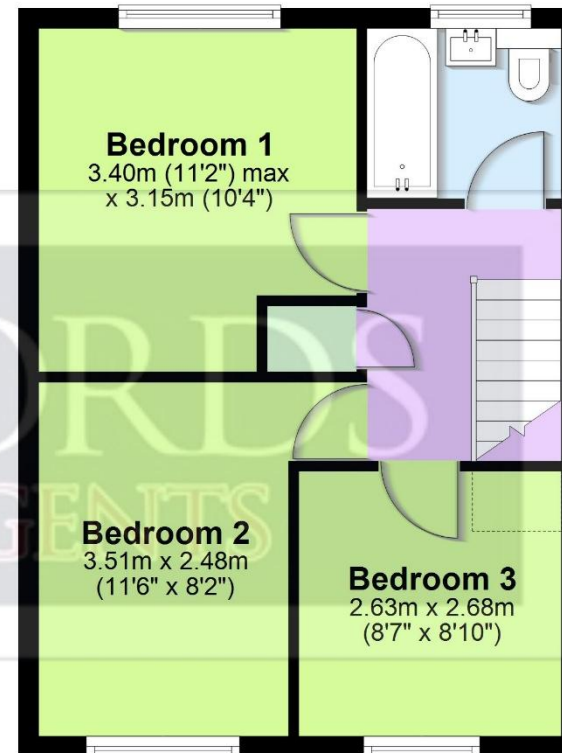
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Plan produced using PlanUp.

