

RADFORDS
ESTATE AGENTS

Village Houses



**46 HEGARTY WAY
STAPLEHURST
KENT
TN12 0FY
PRICE £345,000 - FREEHOLD**



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

46 HEGARTY WAY, STAPLEHURST, KENT, TN12 0FY

THIS SPECATULAR SEMI-DETACHED 2 BEDROOMED PROPERTY ENJOYS OPEN FARMLAND VIEWS, CONVENIENTLY CLOSE TO STAPLEHURST STATION WITH ACCESS TO SEVERAL POPULAR TRAINS STATIONS

ENTRANCE HALL, CLOAKROOM, KITCHEN, LIVING & DINING ROOM, LANDING, BEDROOM 1, BEDROOM 2, BATHROOM, GARDEN AND DRIVEWAY WITH PARKING FOR ATLEAST 3 CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the traffic lights, turn into Marden Road and continue along until you reach the roundabout, turn into Dickensgate (Hegarty Way) and just follow the road up, once you see the communal grass area then turn left into Hegarty and follow this through to the very end. The property should be found on the right-hand side.

DESCRIPTION

A well-maintained two-bedroom semi-detached property, situated within the sought-after Dickensgate development -in the village of Staplehurst- The property enjoys an attractive open aspect overlooking adjacent land. The home offers bright, contemporary accommodation throughout, including a generous living space, a modern fitted kitchen, and the added convenience of a ground-floor WC. To the first floor are two well-sized bedrooms and a modern family bathroom, all presented to a high standard.

Outside, the property features a private rear garden, perfect for relaxing or entertaining, as well as off-street parking. Positioned within a peaceful residential setting, the home combines a sense of openness and privacy with easy access to local amenities, transport links (Staplehurst Station only a 12 minute walk away), and schools, making it an excellent option for first-time buyers or small families.

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.



ENTRANCE HALL

Light Oak stripped laminate flooring. Radiator.

CLOAKROOM

Window to side. WC. Hand wash basin. Radiator. Tiled flooring.

KITCHEN

Window to front with fitted shutter blinds. Fitted out with a range of base and eye level units with single drainer sink unit. Integrated fridge/freezer, dishwasher and washing machine. Electric cooker with hob and extractor over. Tiled flooring. Gas-fired boiler serviced annually and concealed within cupboard.

LIVING ROOM/DINING ROOM

Window to rear and double doors opening onto rear garden. Oak stripped flooring. Radiator. Understairs storage cupboard.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Window to side. Fitted carpeting. Access to loft area which is boarded and insulated.

BEDROOM 1

Double bedroom. Two windows to rear with fitted blinds. Radiator. Fitted carpeting.

BEDROOM 2

Double bedroom. Two windows to front with fitted blinds. Fitted carpeting. Radiator. Over stairs wardrobe/cupboard.

BATHROOM

Laminate tiled flooring. Part-tiled walls. Chrome heated towel rail. Bath with shower attachment. WC. Hand wash basin. Spotlights.

OUTSIDE

The property enjoys the benefit of a large driveway with spaces for at least 3 cars as well as 2 visitor parking bays near to the front of the property. The rear garden is divided into about 3 sections, with the first being paved for seating and entertaining, the majority of the garden is laid to lawn and decorated wonderfully with flower beds and potted plants, and the final section is gravelled with more seating for relaxing.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

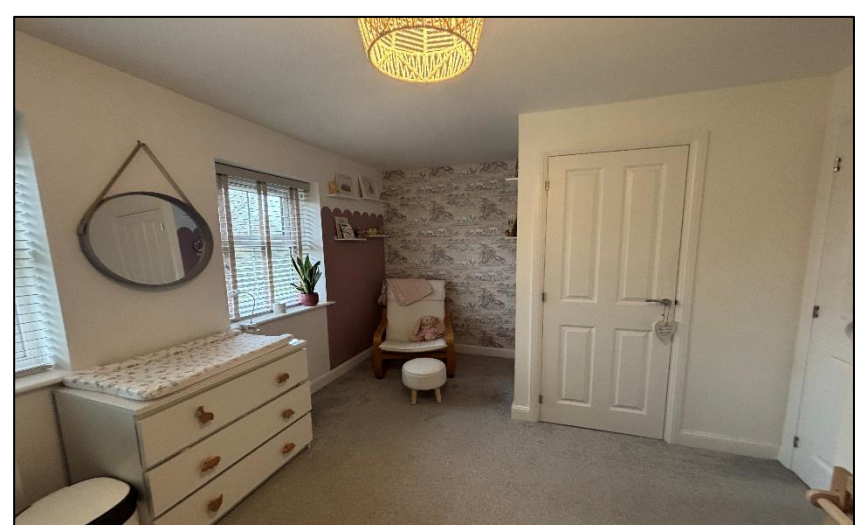
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

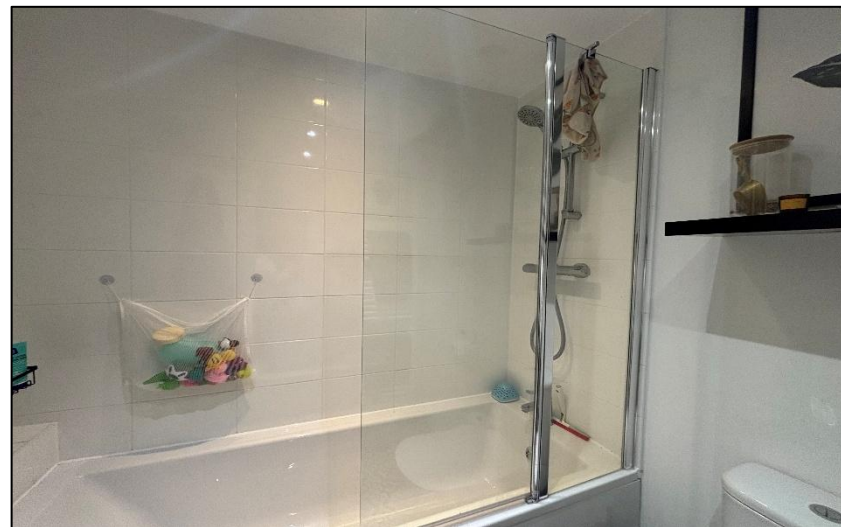
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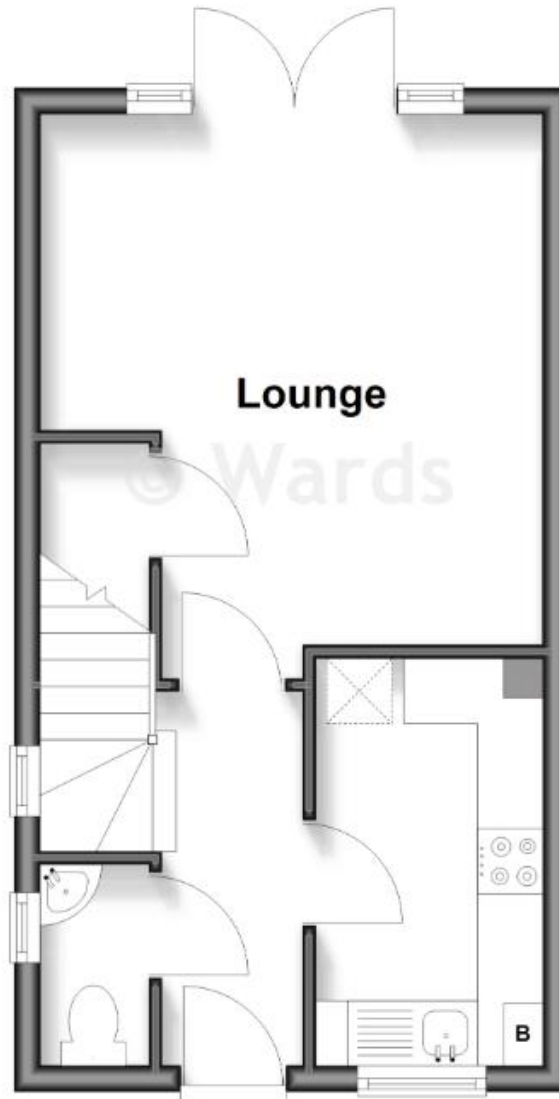
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FLOORPLANS

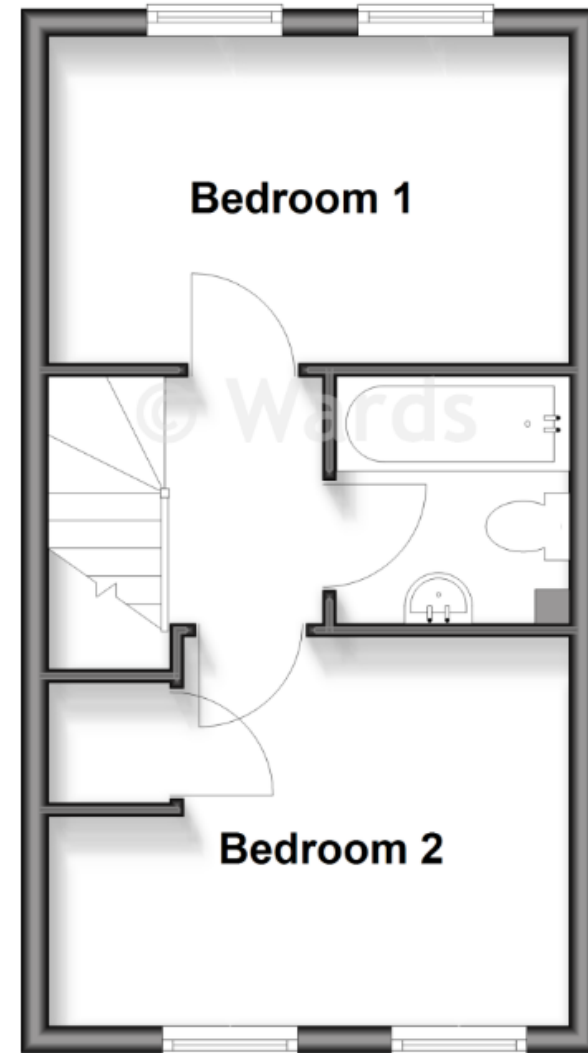
Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



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.