

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**19 HURST CLOSE  
STAPLEHURST  
KENT  
TN12 0BX  
PRICE £595,000 FREEHOLD**



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

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

## 19 HURST CLOSE, STAPLEHURST, KENT, TN12 0BX

**BEAUTIFULLY PRESENTED VILLAGE FAMILY HOME WITH GARDEN ROOM, GENEROUS PRIVATE GARDEN AND EXCELLENT COMMUTER LINKS.**

**RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, GARDEN ROOM, WELL-FITTED KITCHEN, UTILITY ROOM, LAUNDRY ROOM, GALLERIED LANDING, THREE BEDROOMS, LUXURIOUSLY FITTED BATHROOM/SHOWER ROOM, LARGE AND WELL-PRESENTED GARDENS, CAR PARKING FOR AT LEAST TWO CARS, GARAGE**

### **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 first left into Hurst Close. The property will be found a short way down on the left-hand side.

### **DESCRIPTION**

A beautifully maintained and thoughtfully arranged three-bedroom semi-detached family home, ideally positioned within a sought-after village setting in Staplehurst, offering excellent access to local amenities, highly regarded schools and Staplehurst mainline station with direct links to London.

The attractive home provides spacious and versatile accommodation, perfectly suited to modern family living. The property enjoys a generous sitting room along with separate dining/family area, creating excellent space for both entertaining and everyday life.

The well-appointed kitchen is complemented by a superb garden room, offering flexible additional space ideal for home working, a playroom, studio or peaceful retreat overlooking the garden.

Upstairs, the property offers three well-proportioned bedrooms together with a stylish family bathroom, all presented in excellent decorative order throughout.

One of the standout features of this lovely home is the beautifully maintained rear garden, offering a good degree of privacy along with wonderful space for outdoor dining, relaxing and family enjoyment.

Located within a desirable private school catchment and enjoying the charm of village life whilst remaining highly convenient for commuting, this is a wonderful opportunity to acquire a welcoming and well-cared-for family home in a highly regarded location.

Early viewing is highly recommended.



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The accommodation comprises: -

### RECEPTION HALL

Replacement front door and side screens. Amtico wood effect flooring in oak. Radiator. Useful understairs cupboard. Fitted spotlights. Door opening to:

### CLOAKROOM

Window to front. Vanity hand wash basin. WC. Fitted mirror. Spotlights. Radiator. Amtico wood effect flooring in oak.

### LIVING ROOM

Leaded double-glazed window to front with fitted blind. Fitted carpeting. Two radiators. Wall uplighters. Patio doors opening onto:

### GARDEN ROOM

An exceptional room overlooking the garden. Amtico wood effect flooring in oak. Opening French doors onto terrace. Two radiators. Spotlights. Air conditioning unit.

### DINING ROOM

Patio doors opening onto rear garden. Radiator. Amtico wood effect flooring in oak. Fitted spotlights.

### KITCHEN

Beautifully refitted to a high standard with quality range of base and eye level units finished in cream with quality black granite worktop surfaces. Miele self-cleaning integrated oven with matching Miele induction hob with extractor hood. Integrated Miele soft touch dishwasher. Window overlooking garden room. Amtico wood effect flooring in oak. Fitted spotlights. Larder.

### UTILITY ROOM

Matching style units to kitchen with same granite worktop surface area. Space for American style fridge freezer. Amtico wood effect flooring in oak. Radiator.

### LAUNDRY ROOM

Provision for washing machine and tumble drier. Door to garage.

### STAIRCASE

Fitted carpeting. Leading to:

### GALLERIED LANDING

Leaded window to side. Fitted spotlights. Airing cupboard with hot water cylinder and immersion. Access to insulated loft with ladder.

### BEDROOM 1

Leaded window to front with fitted blind. Radiator. Fitted carpeting. Wall lights. Full range of quality wardrobe cupboards with hanging and storage space.

### BEDROOM 2

Window to rear with fitted blind. Fitted carpeting. Radiator. Range of fitted triple wardrobe cupboards. Spotlights.

### BEDROOM 3

Leaded window to side and front. Radiator. Fitted carpeting. Double fitted wardrobe cupboards with mirrored doors.



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### FAMILY BATHROOM

Two windows to rear. Beautifully fitted out with quality fitments. Spacious quality fitted shower cubicle. Feature panelled bath with central tap and handheld shower stand. WC. Shaped handwash basin in vanity unit. Heated mirror over bath. Fully tiled. Chrome heated towel rail. Tiled flooring.

### FRONT

The property enjoys frontage of brick paved hardstanding space for at least two cars. Area of lawn with established borders and outside light. Access to:

### GARAGE

Up and over door. Light and power. Housing Baxi gas-fired boiler serving domestic hot water and central heating. Meters. Work bench. Integral door.

### REAR

The garden forms an impressive feature of the property. Shaped paved terrace area. The remaining garden is laid mainly to lawn with paved pathway with pergola. Feature fishpond. Hedged boundaries. Established shrubs. Garden shed. Rear access.

### COUNCIL TAX

Maidstone Borough Council Tax Band - D

### ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

*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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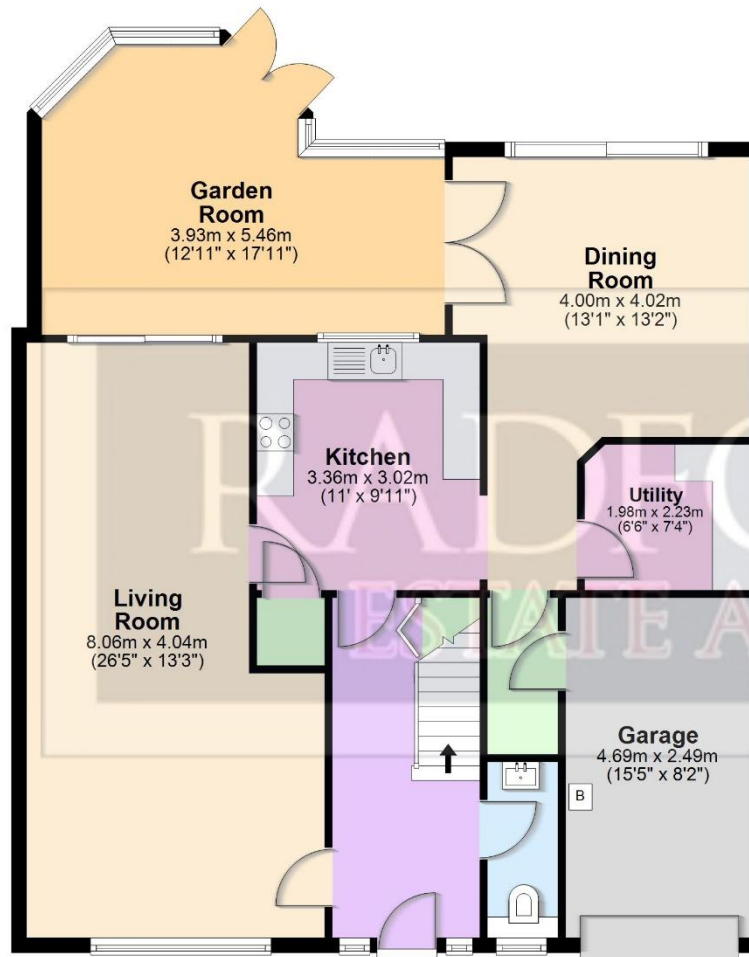
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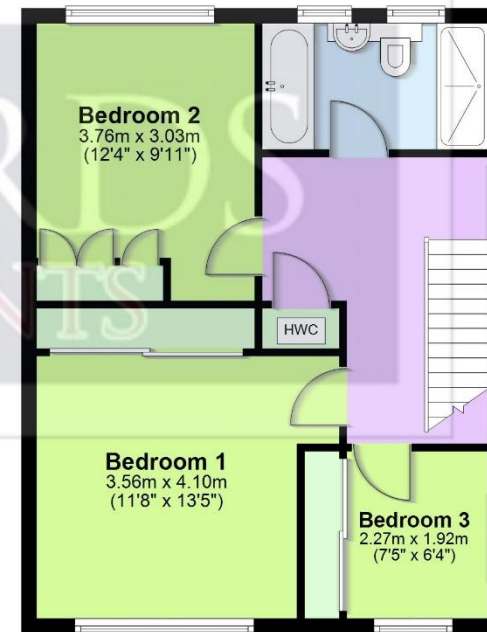
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 164.8 sq. metres (1773.7 sq. feet)

Dimensions are approx

Garage included in total floor area

Plan produced using PlanUp.

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