

RADFORDS
ESTATE AGENTS

Village Houses



**52 STANLEY CLOSE
STAPLEHURST
KENT
TN12 0TA
PRICE £350,000 FREEHOLD**



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52 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

A WELL-PRESENTED TWO-BEDROOMED HOME IN THE POPULAR VILLAGE OF STAPLEHURST, LOCATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING ROOM, UTILITY ROOM, LANDING, TWO BEDROOMS, BATHROOM, GARDEN, GARDEN ROOM PREVIOUSLY USED AS OFFICE, GARAGE AND OFF-ROAD PARKING FOR TWO CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst and proceed to the main traffic lights. Turn into Marden Road, take the 3rd turning left into Oliver Road and then the second right into Stanley Close. Follow the road round to the right, turn right into the close section and the property will be found on the right-hand side.

DESCRIPTION

This two-bedroom property in Stanley Close benefits from gas-fired central heating and double glazing throughout. The accommodation includes a comfortable living area and a modern kitchen leading through to a dining room, which was extended a number of years ago. The property also offers two good-sized bedrooms.

Outside, the property features a detached garden room that was previously used as a home office and includes electricity, lighting and underfloor heating.

An internal viewing is recommended to fully appreciate the accommodation on offer.

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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FRONT

To the front of the property there is off-road parking for two cars, outside electrical socket, electrical car charger and Access to garage.

Front door leading through to:

ENTRANCE PORCH

Window to front. Wood laminate flooring. Spotlights. Radiator. Cupboard housing meters with shelving. Door through to:

LIVING ROOM

Window to front with roller blind, curtain pole and curtains. Spotlights. Wood laminate flooring. Two radiators. Understairs cupboard. Coving with coloured lights. Door through to:

KITCHEN

Range of base and eye level units with stainless steel single drainer sink unit. Two integrated ovens. Integrated dishwasher. Electric hob with downdraft extractor. Radiator. Wood laminate flooring. Spotlights.

DINING ROOM

Patio door with roller blinds opening onto rear garden. Two Velux roof lights. Wood laminate flooring. Spotlights.

UTILITY ROOM

Window to rear with roller blind. Cupboard. Worktop with space and plumbing for washing machine and tumble dryer. WC and hand wash basin in unit. Access to garage.

GARAGE

Electrically operated door. Light and power.

STAIRCASE:

Fitted carpeting. Leading from lounge to:

LANDING

Pendant light fitting. Access to loft area.

BEDROOM 1

Window to rear with roller blind, curtain pole and curtains. Radiator. Fitted carpeting. Pendant light fitting.

BEDROOM 2

Window to front with roller blind, curtain pole and curtains. Radiator. Fitted carpeting. 6-door fitted wardrobes. Pendant light fitting. Two wall lights.

BATHROOM

Window to side. Spotlights. Chrome heated towel rail. Underfloor heating. Panelled bath with shower over. Roller shower curtain. WC. Hand wash basin in unit with drawer storage. Part-tiled walls. Spotlights. Extractor fan. Useful storage cupboard over stairs. Tiled flooring.

GARDEN

Paved patio area with steps leading up to artificial grass. Flower border with various shrubs. Outside tap. Outdoor lighting. Outdoor electrical socket.

GARDEN ROOM

Electric, lighting, under floor heating

COUNCIL TAX

Maidstone Borough Council Tax Band C

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.

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FLOORPLANS

Ground Floor



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)

Dimensions are approx.

Garage included in total floor area

Plan produced using PlanUp.