

RADFORDS
ESTATE AGENTS

Village Houses



**43 STANLEY CLOSE
STAPLEHURST
KENT
TN12 0TA
PRICE £330,000 FREEHOLD**



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43 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

A BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY IN CUL-DE-SAC POSITION

ENTRANCE, PORCH/HALLWAY, LIVING ROOM/DINING, KITCHEN, LANDING, TWO DOUBLE BEDROOMS, BATHROOM, GARDENS AND CAR PARKING FOR SEVERAL CARS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main crossroads, turn into Marden Road and take the third turning left into Oliver Road and second right into Stanley Close.

DESCRIPTION

A beautifully presented and spacious semi-detached house offering family living accommodation with the benefit of full gas fired central heating and replacement double glaze windows. Conveniently situated within a cul-de-sac position. An internal inspection is highly recommended.

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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The accommodation comprises:

ENTRANCE HALL / PORCH

Metered cupboard and laminate flooring. Door opening to:

MAIN LIVING ROOM / DINING AREA

Double glazed windows to front with fitted venetian blind. Radiator. Laminate strip flooring. Understairs cupboard.

KITCHEN

Window to rear and door opening onto rear garden. Fitted out with base and eye level units with fitted worktop. Black single drain sink unit with monobloc tap. Space for plumbing for automatic washing machine and dishwasher. Integrated Belling ceramic hob with extractor hood over and a fitted oven. Radiator. Useful cupboards. Laminate flooring. Baxi gas fire boiler serving domestic hot water and central heating.

STAIRCASE

Fitted carpeting to:

LANDING

Access to loft area.

BEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

Window to rear with Venetian blinds. Radiator. Fitted carpeting.

BATHROOM

Spacious with panel bath with fitted shower and screen. Handwash basin and vanity unit. WC suite. Chrome heated towel rail. Tiled flooring.

OUTSIDE

Property enjoys an area of front garden and hard standing space for car with gated side entrance to side area with additional parking space. Rear garden is laid mainly to lawn with attractive decking, garden shed.

COUNCIL TAX

Maidstone Borough Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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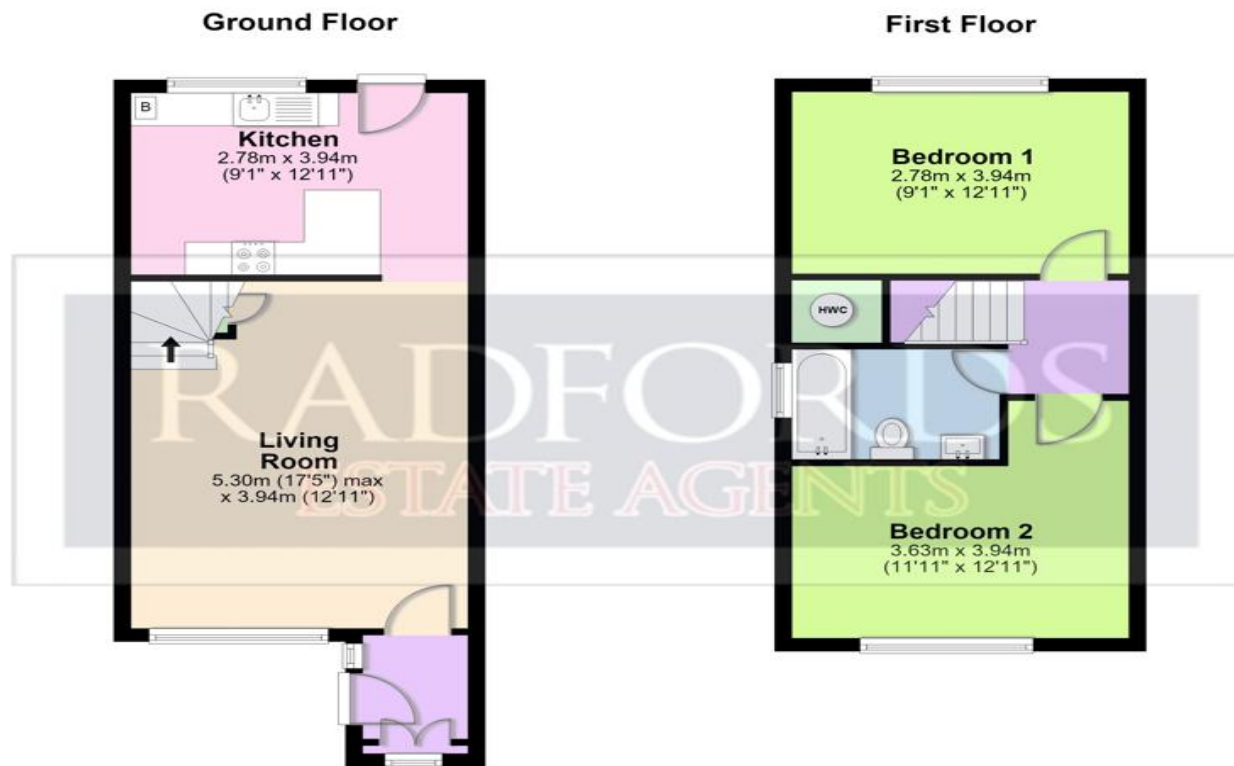
MONEY LAUNDERING REGULATIONS

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



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Plan produced using PlanUp.