

RADFORDS
ESTATE AGENTS

Village Houses



**18 USBORNE CLOSE
STAPLEHURST
KENT
TN12 0LD
PRICE £300,000 FREEHOLD**



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

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

18 USBORNE CLOSE, STAPLEHURST, KENT, TN12 0LD

A WONDERFUL EXAMPLE OF BEAUTIFULLY PRESENTED TWO BEDROOMED, END-OF-TERRACE PROPERTY IN A CUL-DE-SAC POSITION WITH LARGE DRIVEWAY. THE PROPERTY ALSO OFFERS THE POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)

ENTRANCE PORCH, LIVING ROOM, DINING ROOM, KITCHEN, GARDEN ROOM, LANDING, BEDROOM ONE, BEDROOM TWO, BATHROOM, GARDEN , GARAGE & LARGE DRIVEWAY FOR AT LEAST 4 CARS.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the Parade in Staplehurst, continue into Offens Drive and then take the first left into Usborne Close , the property will be found near the top of the cul-de-sac

DESCRIPTION This property has been extensively refurbished and redecorated throughout, featuring a stylishly refitted bathroom, a newly constructed garage and driveway, and new carpeting in the second bedroom and on the landing. The dining room has also been enhanced with a bespoke panelled bench incorporating integrated power sockets and useful storage beneath. A west-facing garden further adds to the appeal, filling the home with natural light and creating a bright, airy atmosphere throughout the day.

The property is set in the centre 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 PORCH

Wooden pine flooring. Stairs with runner leading to landing. Radiator to side.

LIVING ROOM

Window to front with curtains. Radiator to front. Wooden pine flooring. Understairs storage with railings, shelving and currently housing HWC.

DINING ROOM

Wooden pine flooring. Window to rear. Radiator to rear. Cupboard to side housing boiler. Fitted lights. Space for dining table and panelled fitted bench with plug sockets and under seat storage.

KITCHEN

Wooden pine flooring. Range of base and eye level units in L-shape, with integrated appliances. Integrated oven. Integrated washing machine. Integrated fridge-freezer. 2 burner hob. 1.0 bowl steel sink. Spotlights Door to:

GARDEN ROOM

Laminate flooring. Windows to either side. Light. Double wooden door to rear garden.

LANDING

Fitted loop carpeting. Access to insulated loft with light.

BEDROOM ONE

Fitted carpeting. Window to rear with curtains. Radiator to side. Fitted wardrobe and over stairs storage.

BEDROOM TWO

Fitted loop carpeting. Window to rear. Radiator to rear. Smart lightbulb with remote. Panelled feature wall.

RECENTLY REFITTED BATHROOM

Tiled marble flooring. Honey-comb tiled backsplash. Panelled bathtub with hand-held shower attachment and rain-fall shower fitted. Inset hand wash basin and WC suite.

OUTSIDE

To the front, the property benefits from a generous gravelled driveway leading to the garage, providing off-road parking for approximately four vehicles—an excellent feature for families and those requiring additional parking space. Situated in a quiet cul-de-sac, the property is just a few minutes' walk from the heart of Staplehurst, where a range of local amenities, independent shops, and convenient public transport links can be found.

To the side of the property is a garage/workshop, constructed within the last three years, offering valuable additional storage or secure parking. The garage can also be accessed from the rear garden via a separate door.

The west-facing rear garden is a particular feature of the property, enjoying plenty of afternoon and evening sunshine. Predominantly laid to lawn, it includes a patio area adjacent to the garage, ideal for outdoor seating and entertaining. A paved pathway runs through the centre of the garden, leading to the rear boundary, where there is a useful timber storage shed and a gated access point for bins.

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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

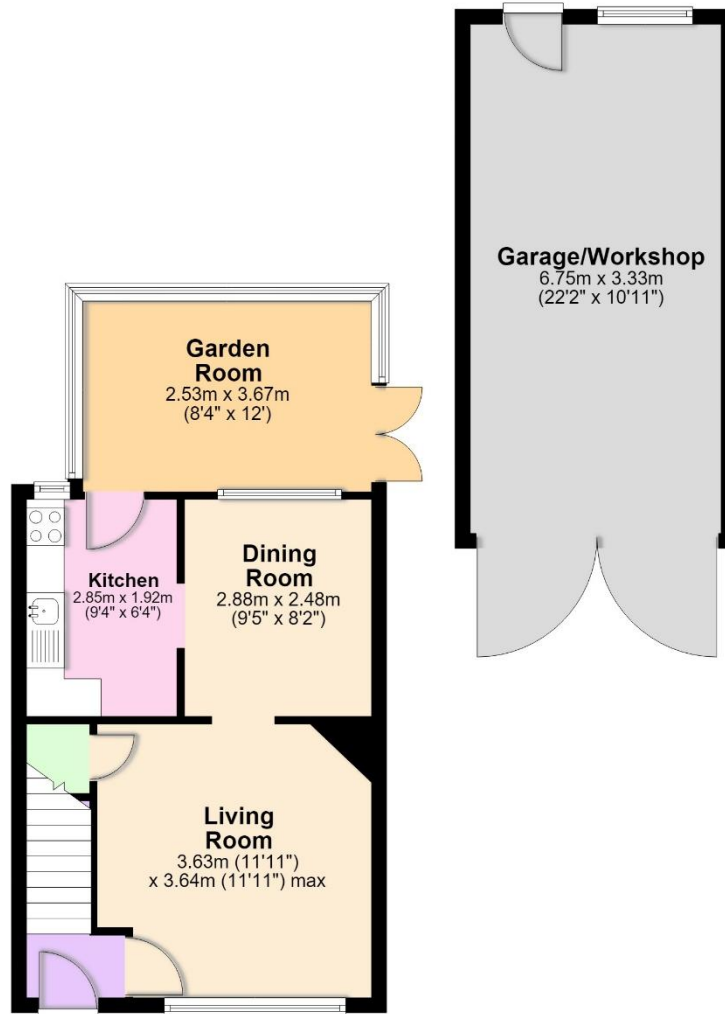
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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

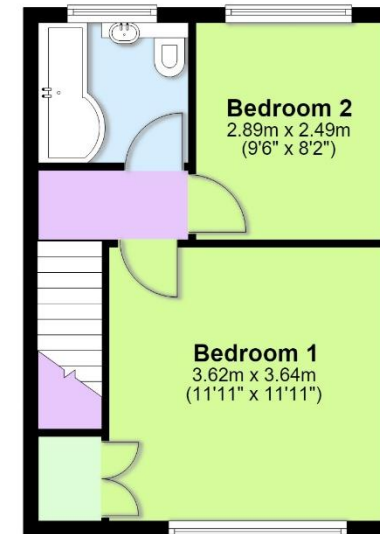
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 60.5 sq. metres (651.0 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Total area does not include garden room or garage/workshop
Plan produced using PlanUp.