

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**5 IDEN CRESCENT  
STAPLEHURST  
KENT  
TN12 0NX**

**PRICE £365,000 FREEHOLD**



The Estate Office, Crampton House  
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# 5 IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NX

**A WELL-MAINTAINED AND SPACIOUS SEMI-DETACHED, HOUSE LOCATED IN THE SOUGHT-AFTER AREA OF IDEN CRESCENT**

**ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, STORAGE ROOM, CLOAKROOM, LANDING, 3 BEDROOMS, BATHROOM, GARAGE AND DRIVEWAY FOR AMPLE CAR PARKING**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From Staplehurst proceed to the top of the hill and turn into Bell Lane by the church, continue along and turn left into South Bank, continue into Hanmer Way and take the third left into Iden Crescent, the property will then be found on the left-hand side.

## **DESCRIPTION**

A wonderfully maintained and well-loved semi-detached property in a quiet road near the centre of the village of Staplehurst, just a short walk away from all the village has to offer including wonderful walks within the fields and local shops. The property benefits from ample car parking for at least 3 cars as well as a useful garage which can be used for storage or smaller vehicles. The property is in very good condition and has the potential to extend on the side.

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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## Replacement front door opening to :

### ENTRANCE HALL

With stairs leading to landing. Door leading to:

### LIVING ROOM

Window to front. Radiator to front. Fireplace.  
Door to dining room.

### DINING ROOM

French doors opening to garden. Radiator to side. Fitted carpeting.  
Door to:

### KITCHEN

Steel single-drain sink. With fitted range of base and eye level units.  
Tiled laminate flooring. Pantry for storage.

### STOREROOM

Laminate flooring. Useful storage area and access to garage  
Cloakroom attached with WC and hand wash basin. Polycarbonate  
corrugated roof sheets.

### LANDING

Fitted carpeting. Airing cupboard with water emission tank.  
Access to part-boarded loft with light and boiler. Window to side.  
Doors to :

### BEDROOM 1

Fitted carpeting. Window to front. Radiator to front. Fan and light.

### BEDROOM 2

Fitted carpeting. Window to rear. Radiator to side.

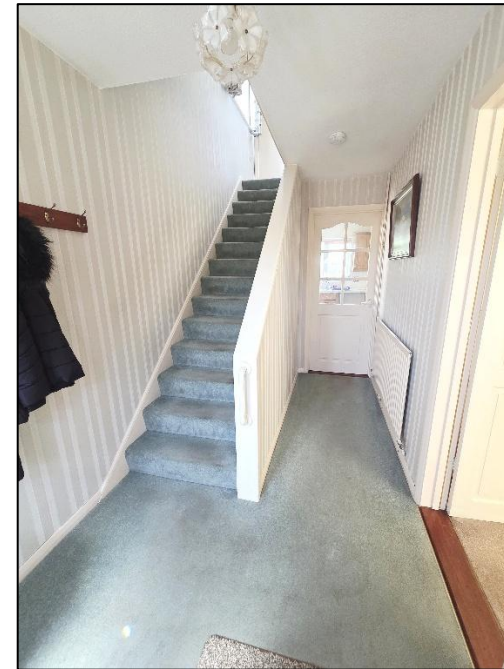
### BEDROOM 3

Fitted carpeting. Over stairs storage/wardrobe space. Window to front.  
Radiator to front.

### OUTSIDE

The front of the property enjoys a very good-sized driveway which can easily fit at least 3 cars and a sensible sized garage for other smaller vehicles or storage, as well as an area laid to lawn and distinguished boarders and shrubbery.

The rear of the property is mainly laid to lawn with an area to the back which is paved and used for seating. The property currently occupies two sheds of a good size and sizeable flower beds.



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Front Garden

## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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 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. 96.7 sq. metres (1040.6 sq. feet)

Dimensions are approx  
Area includes Garage and Store

Plan produced using PlanUp.