

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

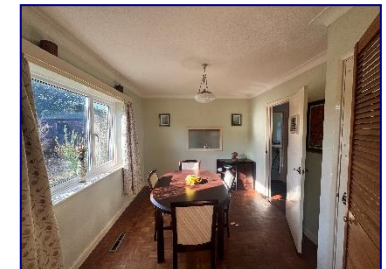


**6 CORNFORTH CLOSE  
STAPLEHURST**

**KENT**

**TN12 0BP**

**PRICE £485,000 FREEHOLD**



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## 6 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

**SITUATED IN A QUIET AND DESIRABLE CUL DE SAC POSITION IN THE VILLAGE OF STAPLEHURST, A RARE OPPORTUNITY TO ACQUIRE A COMPLETELY ORIGINAL PROPERTY BEING AN OPEN BOOK FOR A FULL REFURBISHMENT PROJECT TO PERSONAL TASTE**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY AREA, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, SECLUDED GARDENS, GARAGE, CRANBROOK SCHOOL CATCHMENT AREA**

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

**DIRECTIONS** From the centre of Staplehurst proceed through the village and the entrance to Cornforth Close will be found on the right-hand side just before the main traffic lights. The property will be found on the right-hand side.

### **DESCRIPTION**

A unique opportunity to acquire a property as originally built, in many ways a time warp but an open canvas to refurbish to personal taste and realistically priced to allow for this. replacement double glazing has been installed in recent years and the property still has the original warm air heating system installed. The accommodation is spacious and well-planned.

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:

Front door leading to:

### **ENTRANCE HALL**

Parquet flooring. Warm air vent. Understairs cupboard. Door off to:

### **CLOAKROOM**

WC. Hand wash basin.

### **LIVING ROOM**

Triple aspect. Parquet flooring. Warm air vent. Wood burning stove in brick fireplace. Wall lights. Louvered doors leading to:

### **DINING ROOM**

Window to rear. Independent access from hall. Parquet flooring. Warm air vent. Cupboard housing Johnson Starley Warm Air Gas-fired boiler serving warm air heating system. Serving hatch to kitchen.

### **KITCHEN**

Dual aspect. Fitted out with range of base and eye level units with stainless steel single drainer sink unit. Space and plumbing for washing machine. Side cupboard area between house and garage which is ideal for utility area.

### **STAIRCASE**

Fitted carpet. Leading to:

### **FIRST FLOOR GALLERIED LANDING**

Half window to front. Access to loft area. Airing cupboard.

### **BEDROOM 1**

Window to rear. Warm air vent.

### **BEDROOM 2**

Window to rear. Warm air vent.

### **BEDROOM 3**

Window to front. Warm air vent.

### **BEDROOM 4**

Window to rear. Warm air vent.

### **FAMILY BATHROOM**

Window to side. Hand wash basin. Panelled bath. WC. Warm air vent. Electrically heated towel rail.

### **GARAGE**

Electrically operated up and over door. Light and power.

### **OUTSIDE**

The property enjoys an area of car parking and frontage, neatly hedged and screened leading to the garden which wraps around the property to the side and rear in a lovely, secluded manner. Incorporating a paved area with a walled retainer, area of lawn with garden shed. The main garden lying across the side is laid mainly to lawn with established herbaceous borders and shrubs.

### **COUNCIL TAX**

Maidstone Borough Council Tax Band E

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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

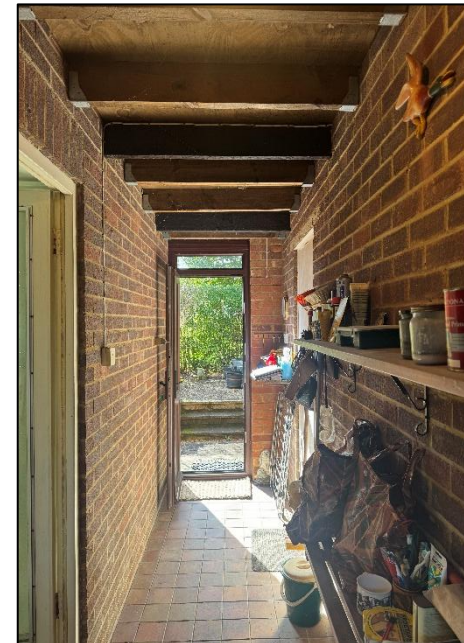
EPC Rating: D

## 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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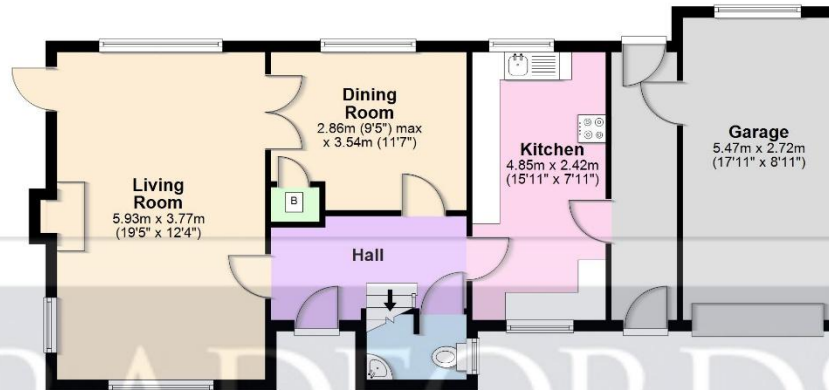
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 132.2 sq. metres (1423.3 sq. feet)

Dimensions are approx  
Garage area included in total floor area

Plan produced using PlanUp.