

RADFORDS
ESTATE AGENTS

Village Houses



**9, MAXTED CLOSE
STAPLEHURST
KENT, TN12 0PU
PRICE £325,000
FREEHOLD**



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9, MAXTED CLOSE, STAPLEHURST, KENT, TN12 0PU

A SPACIOUS AND AIRY TWO DOUBLE BEDROOMED, MID TERRACED PROPERTY NICELY SET JUST OFF MARDEN ROAD IN STAPLEHURST

ENTRANCE HALLWAY, KITCHEN, CLOAKROOM, LIVING & DINING AREA, SPACIOUS LANDING, 2 GOOD SIZED BEDROOMS, BATHROOM, GARDEN & PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst Traffic lights, head towards Marden on the Marden Road and follow this until the signage for Maxted Close, which will be located on the right-hand side with a For Sale Board. Head right into the road and the property will be found a short way along.

DESCRIPTION

Built around 2008 by Rydon Homes, Maxted Close is an attractive development discreetly set just off Marden Road, leading from Staplehurst with an allocated car parking space. The homes benefit from generous room sizes and large south-facing windows that flood the interiors with natural light. This particular property features newly replaced carpets throughout the first floor and attractive oak laminate flooring across the ground floor. The property is within easy walking distance of the mainline station, Sainsburys supermarket and village centre.

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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Glazed front door leading to:

ENTRANCE HALL

Oak laminate flooring. Storage cupboard. Radiator to side.
Door through to:

KITCHEN

Tiled flooring. Window to front. Fitted blinds. Range of base and eye level units with granite countertops. Integrated dishwasher. Integrated “Indesit” washing machine. Integrated fridge-freezer. Integrated Electrolux oven and hob, with extractor hood. Shelving. Spotlights.

CLOAKROOM

Handy understairs cloakroom with oak laminate flooring. Radiator to side. WC. Hand wash basin. Mirror. Shelving.

LIVING ROOM/DINING AREA

At the end of entrance hall. Oak laminate flooring. Radiator to side. Double door with access to rear garden. Google Nest thermostat. Area with dining space.

Stairs with replacement natural wool carpet – fitted in 2022- leading to...

LANDING

Access to part-boarded loft with ladder and light. 2 double door wardrobes. Airing cupboard with boiler – installed in 2022. Radiator to side.

BEDROOM 1

Fitted carpeting. Window to front. Radiator to front. Panelled feature wall. Shelving. Storage cupboard.

BEDROOM 2

Fitted carpeting. Window to rear. Radiator to rear. Shutter blinds. Desk and wardrobe unit.

BATHROOM

Tiled flooring. Bathtub with shower attachment as well as rain fall shower head. WC. Hand wash basin. Chrome towel heater. Shelving.

OUTSIDE

There is an allocated parking space for the property and near the entrance of the close there are three bays for visitor parking.

The rear garden features a decked area immediately outside the property, with the remainder mainly laid to lawn, while a further decked section at the far end provides an ideal space for entertaining. There’s a paved tiled pathway leading to the opposite decking and this is beautifully bordered by flower beds and greenery. A rear gate from the garden opens out from the row of terraced houses, providing access for bins and storage to the front of the property.

AGENTS NOTE

There is a management charge for this property and this ensures that the road and foliage around the close are maintained.

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Garden in Summer 2025

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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

DISCLAIMER

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.

MONEY LAUNDERING REGULATIONS

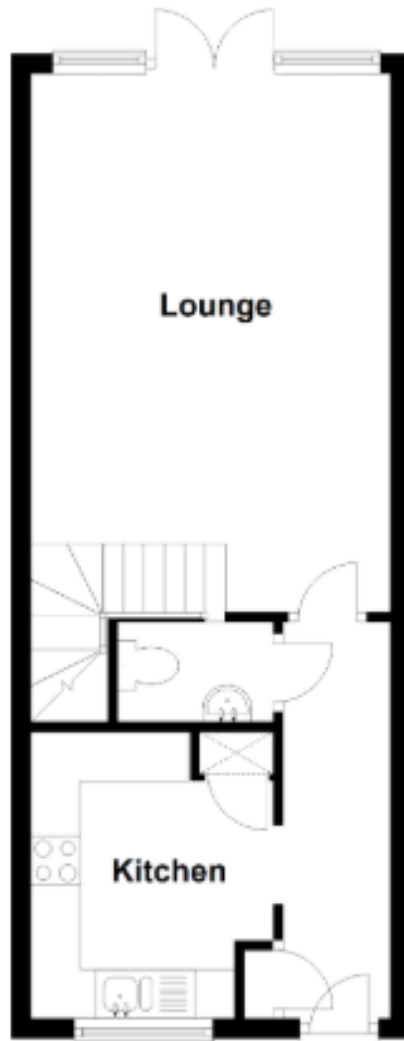
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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

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FLOORPLANS

Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)

