

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**8 STANLEY CLOSE  
STAPLEHURST  
KENT, TN12 0TA  
PRICE £325,000  
FREEHOLD**



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



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

## 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

**A WELL-PRESENTED THREE-BEDROOM MID-TERRACE PROPERTY OVERLOOKING AN ATTRACTIVE GREEN, BENEFITING FROM REPLACEMENT DOUBLE-GLAZED WINDOWS AND GENEROUSLY PROPORTIONED BEDROOMS**

**ENTRANCE VESTIBULE, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM, BATHROOM, GARDEN , GARAGE EN BLOC & CAR PARKING SPACE**

### **VIEWINGS**

Strictly by appointment with the Agent as above.

### **DIRECTIONS**

From the main traffic lights in Staplehurst , turn into Marden Road and take the second left into Oliver Road, continue up this road and take the second right into Stanley Close and the property will be found on the left-hand side of the green with our For Sale board outside.

### **DESCRIPTION**

An excellent opportunity to acquire a well-presented three-bedroom mid-terraced home, situated in the popular Wealden village of Staplehurst. In recent years, the property has benefited from replacement double-glazed windows in the living room, dining room, all three bedrooms, and the bathroom. To the rear, there is an attractive garden featuring a wooden shed providing useful additional storage, along with paved patio areas at both ends of the garden. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

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.



## 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

### Replacement front door opening into:

#### ENTRANCE VESITBULE

Radiator to side. Door to:

#### LIVING ROOM

Replacement double-glazed window to front. Radiator side. Fitted carpeting. Electric fireplace to side. Carpeted stairs leading to Landing. Double doors to...

#### DINING ROOM

Replacement double-glazed window to rear. Fitted carpeting. Radiator to side. Understairs storage cupboard with shelving.

#### KITCHEN

Recently re-laid vinyl strip flooring. Range of base and eye-level units with integrated gas hob and oven with extractor hood. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Door to rear garden.

#### LANDING

Fitted carpeting. Access to loft.

#### BEDROOM ONE

Replacement double-glazed window to front. Radiator to front. Recently laid fitted carpeting. Fitted wardrobe to side. Airing cupboard with HWC and shelving. Panelled feature wall.

#### BEDROOM TWO

Replacement double-glazed window to rear. Radiator to side. Fitted carpeting.

#### BEDROOM THREE

Replacement double-glazed window to front. Recently re-laid fitted carpeting. Over stairs storage cupboard. Space for single bed or office room.

#### BATHROOM

Replacement double-glazed window to rear. Replacement frosted double-glazed window to rear. Panelled bathtub with shower head attachment. Hand wash basin. WC. Radiator to side. Towel rails. Medicine cabinet.

#### OUTSIDE

The property enjoys a well-maintained frontage, mainly laid to lawn, with a paved pathway to the front door and attractive flower beds along the boundary with the neighbouring property.

The rear garden is predominantly laid to lawn and is complemented by attractive flower beds on either side. Immediately outside the kitchen is a paved patio area, providing an ideal space for outdoor seating and entertaining.

A paved pathway leads to the far end of the garden, where there is a timber shed with cabling already installed (currently unconnected), offering excellent potential for conversion into a home office or studio. A gate to the side of the shed provides access to the garage en bloc, which comprises a single garage and an allocated parking space.

# 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA



8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA



# 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA



# 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA



# 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

## COUNCIL TAX

Maidstone Borough Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

## 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.*

# 8 STANLEY CLOSE, STAPLEHURST, KENT, TN12 0TA

## FLOORPLANS

### Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



### First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)

