

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**37 HANMER WAY  
STAPLEHURST  
KENT  
TN12 0NR  
PRICE £465,000 FREEHOLD**



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

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

# 37 HANMER WAY, STAPLEHURST, KENT, TN12 0NR

## A WELL-PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY BACKING ONTO OPEN FARMLAND IN QUIET RESIDENTIAL AREA IN THE VILLAGE OF STAPLEHURST

**ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM, STUDY, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, LARGE SINGLE GARAGE, AMPLE CAR PARKING, GARDEN TO REAR OVERLOOKING FARMLAND, CRANBROOK SCHOOL CATCHMENT AREA**

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

**DIRECTIONS** From the centre of Staplehurst proceed to the top of the hill by the Church and turn left into Bell Lane. Take the first left into South Bank which runs into Hanmer Way and the property will be found on the right-hand side with our For Sale board outside.

### DESCRIPTION

An exceptional opportunity to acquire a well-presented and extended semi-detached property which was fully refurbished a few years back to a high standard. This property is available with no onward chain. Benefitting from full gas-fired central heating and replacement double glazing throughout. The accommodation is spacious and well-planned with the advantage of the main bedroom having an ensuite. The position and outlook are second to none and an internal inspection is highly recommended.

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.



## 37 HANMER WAY, STAPLEHURST, KENT, TN12 0NR

Replacement front door with side screen opening through to:

### **ENTRANCE HALL**

Coconut matting. Fitted carpeting. Understairs cupboard. Radiator.

### **LIVING ROOM**

Bay window to front with vertical blinds. Radiator. Fitted carpeting. Living flame gas fire set in fireplace with hardwood surround.

### **DINING ROOM**

French doors opening onto rear garden. Radiator. Fitted carpeting. Glazed panelled door opening through to:

### **KITCHEN**

Window to rear. Fitted out with base and eye level units with under lighters and inset 1½ bowl stainless steel sink unit. Gas five ring hob with extractor hood over and matching oven under. Fridge freezer. Bosch washing machine. Ceramic tiled flooring.

### **UTILITY ROOM**

Double stable door opening onto rear garden. Radiator. Base and eye level units with washing machine and freezer.

### **CLOAKROOM**

Corner hand wash basin. WC. Radiator.

### **STUDY**

Window to side. Radiator. Fitted carpeting.

### **STAIRCASE**

Fitted carpeting. Leading to:

### **LANDING**

Airing cupboard with hot water cylinder and immersion. Access to loft area.

### **BEDROOM 1**

Window to rear. Radiator. Fitted wardrobe cupboard. Door off to:

### **ENSUITE**

Walk-in shower cubicle. Hand wash basin. WC. Chrome heated towel rail.

### **BEDROOM 2**

Window to front with vertical blinds. Fitted carpeting. Radiator. Fitted out with range of freestanding wardrobe cupboards and matching dresser unit. Single cupboard.

### **BEDROOM 3**

Window to rear. Radiator. Fitted carpeting.

### **BEDROOM 4**

Window to front with vertical blinds. Radiator. Fitted carpeting. Bulkhead cupboard. Triple freestanding wardrobe.

### **FAMILY BATHROOM**

Window to rear. Corner bath with gold-effect mixer tap/shower. Hand wash basin. WC. Heated towel rail. Medicine cabinet.

### **OUTSIDE**

The property enjoys a large frontage laid mainly to lawn with herringbone style driveway with parking for at least four cars. Access to spacious garage with up and over door, light and power. Side access.

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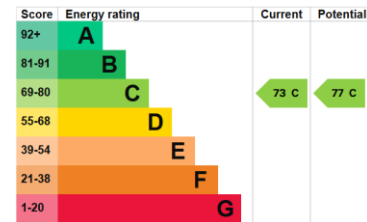
## REAR GARDEN

Paved terraced area. Laid mainly to lawn with established shrubs and herbaceous borders. Fabulous views over the farmland to the rear.

## COUNCIL TAX

Maidstone Borough Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE



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.*



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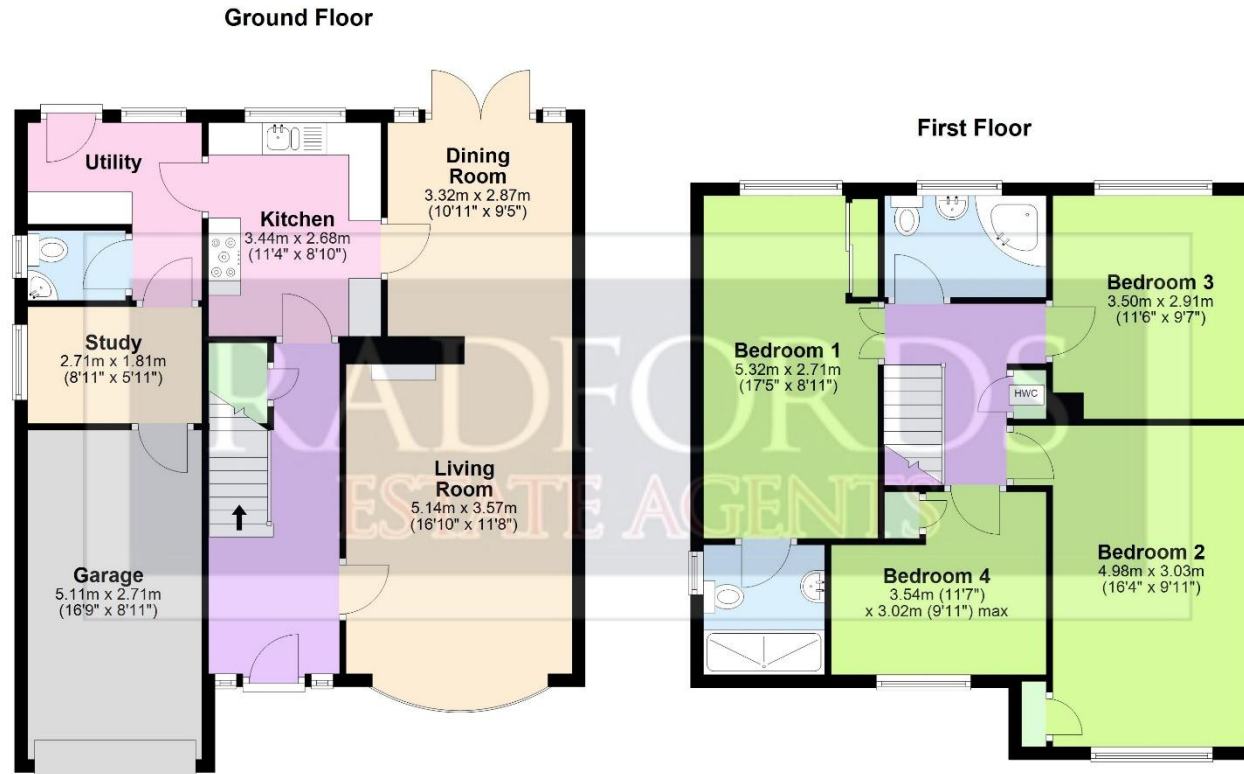


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## FLOORPLANS



Total area: approx. 142.8 sq. metres (1536.6 sq. feet)

Dimensions are approx  
Floor area includes garage

Plan produced using PlanUp.