

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**19 HURST CLOSE  
STAPLEHURST  
KENT  
TN12 0BX  
PRICE £595,000 FREEHOLD**



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# 19 HURST CLOSE, STAPLEHURST, KENT, TN12 0BX

**AN EXCEPTIONAL, BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY SITUATED IN A VERY DESIRABLE PART OF STAPLEHURST WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, GARDEN ROOM, WELL-FITTED KITCHEN, UTILITY ROOM, LAUNDRY ROOM, GALLERIED LANDING, THREE BEDROOMS, LUXURIOUSLY FITTED BATHROOM/SHOWER ROOM, LARGE AND WELL-PRESENTED GARDENS, CAR PARKING FOR AT LEAST TWO CARS, GARAGE**

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

**DIRECTIONS** From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and first left into Hurst Close. The property will be found a short way down on the left-hand side.

## **DESCRIPTION**

We highly recommend an internal inspection to appreciate this exceptional and beautifully presented family home. No expense has been spared in not only its presentation but quality of fitments with luxuriously fitted kitchen and bathroom. The property benefits from full central heating. One of the big features is the lovely garden room overlooking the rear garden providing further family accommodation. The property is ideally situated to be within walking distance of the mainline station.

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: -

## RECEPTION HALL

Replacement front door and side screens. Amtico wood effect flooring in oak. Radiator. Useful understairs cupboard. Fitted spotlights. Door opening to:

## CLOAKROOM

Window to front. Vanity hand wash basin. WC. Fitted mirror. Spotlights. Radiator. Amtico wood effect flooring in oak.

## LIVING ROOM

Leaded double-glazed window to front with fitted blind. Fitted carpeting. Two radiators. Wall uplighters. French doors opening onto:

## GARDEN ROOM

An exceptional room overlooking the garden. Amtico wood effect flooring in oak. opening doors onto terrace. Two radiators. Spotlights. Air conditioning unit.

## DINING ROOM

French doors opening onto rear garden. Radiator. Amtico wood effect flooring in oak. Fitted spotlights.

## KITCHEN

Beautifully refitted to a high standard with quality range of base and eye level units finished in cream with quality Nero Impala black granite worktop surfaces with under lighters and inset stainless steel sink unit with monobloc tap. Miele self-cleaning integrated oven with matching Miele induction hob with extractor hood. Integrated Miele soft touch dishwasher. Window overlooking garden room. Amtico wood effect flooring in oak. Fitted spotlights. Larder.

## UTILITY ROOM

Similar style units to kitchen with matching granite worktop surface area. Space for American style fridge freezer. Amtico wood effect flooring in oak. Radiator.

## LAUNDRY ROOM

Provision for washing machine and tumble drier.

## STAIRCASE

Fitted carpeting. Leading to:

## GALLERIED LANDING

Leaded window to side. Fitted spotlights. Airing cupboard with hot water cylinder and immersion. Access to insulated loft with ladder.

## BEDROOM 1

Window to rear with fitted blind. Fitted carpeting. Radiator. Range of fitted triple wardrobe cupboards. Spotlights.

## BEDROOM 2

Leaded window to front with fitted blind. Radiator. Fitted carpeting. Wall lights. Full range of quality wardrobe cupboards with hanging and storage space.

## BEDROOM 3

Leaded window to side and front. Radiator. Fitted carpeting. Double fitted wardrobe cupboards with mirrored doors.

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## FAMILY BATHROOM

Two windows to rear. Beautifully fitted out with quality fitments. Spacious quality fitted shower cubicle. Feature panelled bath with central tap and handheld shower stand. WC. Shaped handwash basin in vanity unit. Heated mirror over bath. Fully tiled. Chrome heated towel rail. Tiled flooring.

## FRONT

The property enjoys frontage of brick paved hardstanding space for at least two cars. Area of lawn with established borders and outside light. Access to:

## GARAGE

Up and over door. Light and power. Housing Baxi gas-fired boiler serving domestic hot water and central heating. Meters. Work bench. Integral door.

## REAR

The garden forms an impressive feature of the property. Shaped paved terrace area. The remaining garden is laid mainly to lawn with paved pathway with pergola. Feature fishpond. Hedged boundaries. Established shrubs. Garden shed. Rear access.

## COUNCIL TAX

Maidstone Borough Council Tax Band - D

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

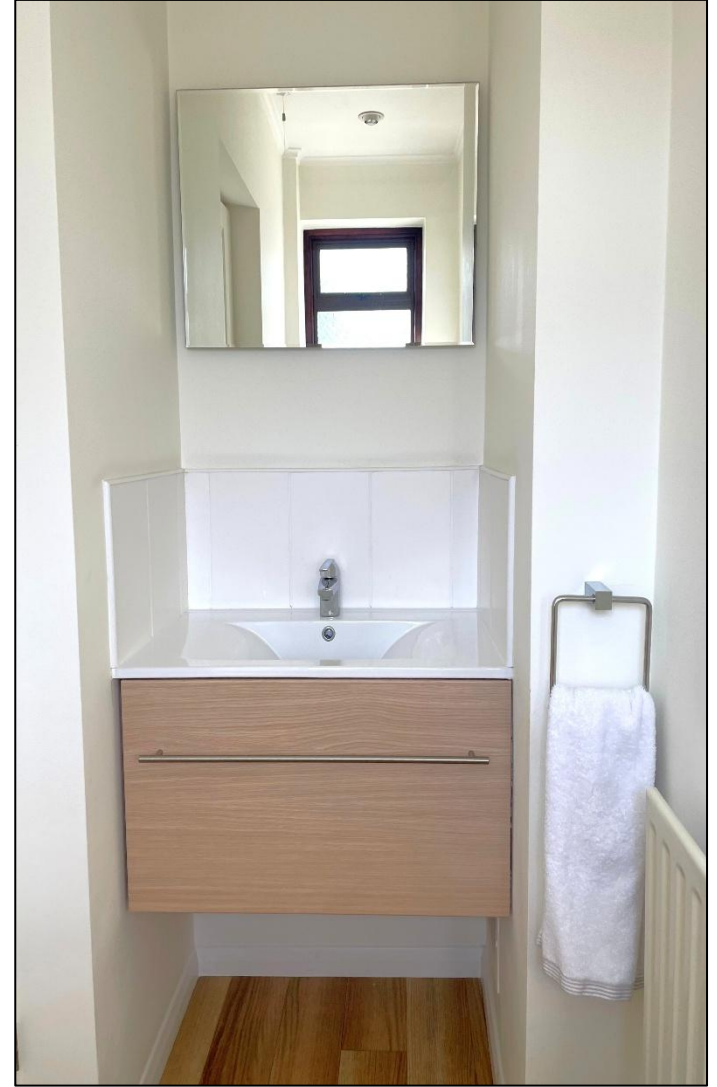
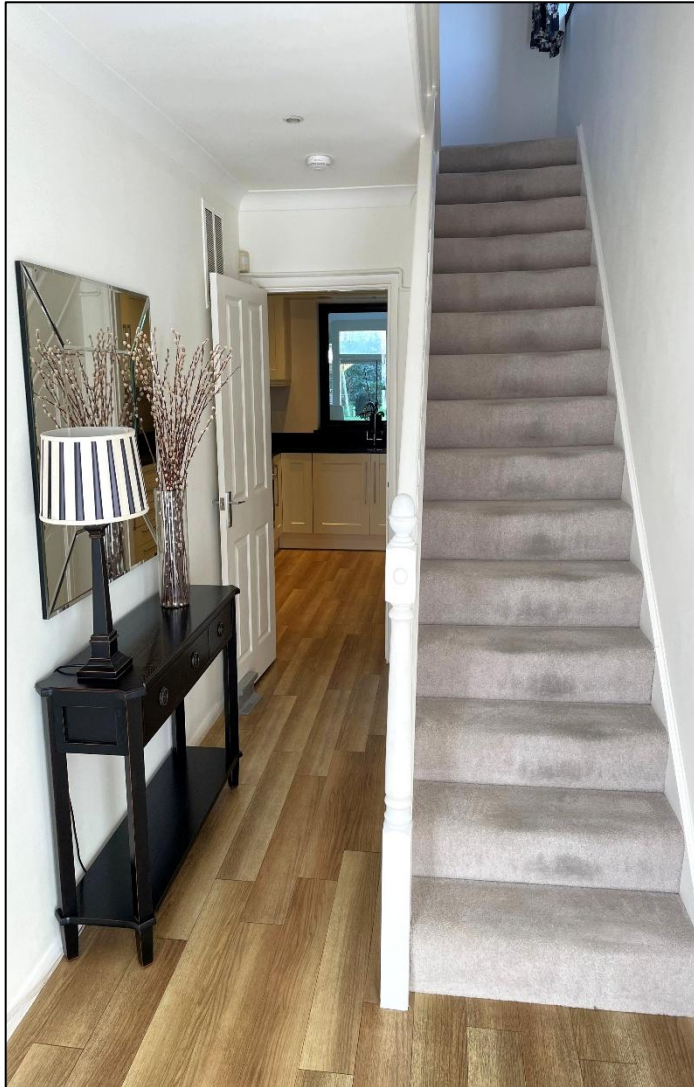
EPC Rating: D

## MONEY LAUNDERING REGULATIONS

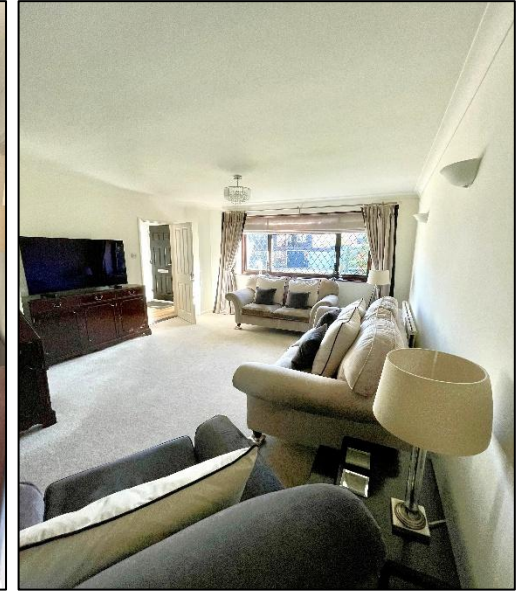
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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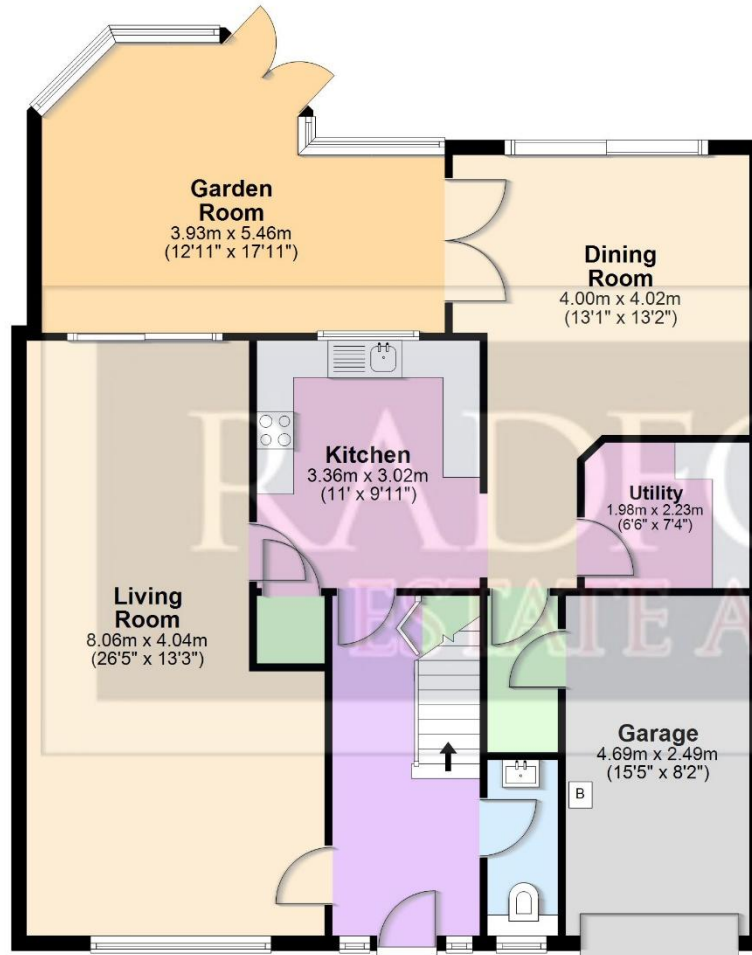
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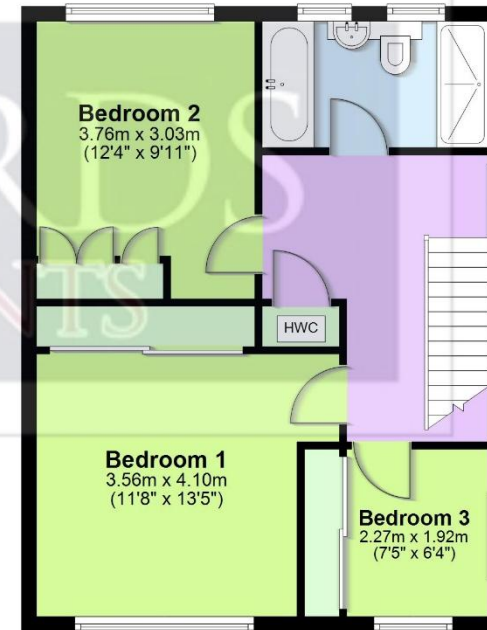
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## FLOORPLANS

### Ground Floor



### First Floor



Total area: approx. 164.8 sq. metres (1773.7 sq. feet)

Dimensions are approx

Garage included in total floor area

Plan produced using PlanUp.