

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**HILLVIEW**  
**1 HEADCORN ROAD**  
**STAPLEHURST**  
**KENT TN12 0BT**  
**PRICE £495,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
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rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP 

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# HILLVIEW, 1 HEADCORN ROAD, STAPLEHURST, KENT, TN12 0BT

**ON THE MARKET FOR THE FIRST TIME EVER, AN EDWARDIAN EXTENDED SEMI-DETACHED PROPERTY IN EXCELLENT ORDER THROUGHOUT.**

**ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM AREA, KITCHEN, UTILITY AREA, CLOAKROOM, STUDY, CONSERVATORY, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDENS, CAR PARKING AREA, CRANBROOK SCHOOL CATCHMENT AREA**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Staplehurst proceed to the main crossroads, turn into Headcorn Road and Hillview will be found a short way along on the left-hand side.

## **DESCRIPTION**

An opportunity to acquire an extended and well-presented semi-detached property interestingly having been in the ownership from the same family from new. The property has the benefit of full gas fired central heating, well decorated throughout with carpeting. The accommodation is spacious and an internal inspection is highly recommended.

Conveniently situated within the village and within easy walking distance of the village centre, primary school and 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:

Part-glazed front door opening through to:

## **ENTRANCE HALLWAY**

Carpeting. Radiator. Door off to:

## **LIVING ROOM**

Double aspect with bay window to front and window to side. Radiator. Fitted carpeting. A feature of the room is the open fireplace with wood burning stove. Wall lights.

## **DINING ROOM AREA**

Window to side. Radiator. Laminate flooring. Double cupboard. Leading through to:

## **KITCHEN AREA**

Window to side. Laminate flooring. Radiator. Fitted out with a range of base and eye level units incorporating stainless steel single drainer 1½ bowl sink unit. Electric ceramic hob with extractor hood over. Neff double oven. Tiled splashbacks. Door leading through to:

## **LOBBY/UTILITY AREA**

Window and door to side. Ceramic tiled flooring. Space and plumbing for washing machine and dishwasher. Fridge freezer. Door off to:

## **CLOAKROOM**

WC. Corner hand wash basin.

## **STUDY**

Window to rear. Radiator. Fitted carpeting.

## **CONSERVATORY**

Doors opening onto rear garden. Radiator. Opening roof lights.

## **STAIRCASE**

Fitted carpeting leading to:

## **FIRST FLOOR LANDING**

Radiator. Airing cupboard.

## **BEDROOM 1**

Double aspect with window to front and side. Fitted carpeting. Built-in wardrobe cupboards.

## **ENSUITE**

Shower cubicle. Hand wash basin. Heated towel rail.

## **BEDROOM 2**

Window to side. Radiator. Fitted carpeting. Double wardrobe cupboard.

## **FAMILY BATHROOM**

Panelled bath with Triton shower. Hand wash basin. WC. Radiator. Tiled splashbacks.

## **STAIRCASE**

Fitted carpeting leading to:

## **SECOND FLOOR**

## **BEDROOM 3**

Window to front. Fitted carpeting. Cupboard. Velux roof light.

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## BEDROOM 4

Window rear. Fitted carpeting. Cupboard. Velux roof light. Radiator.

## OUTSIDE

The property is approached over an entrance to private road with access over gravelled area providing parking for at least two cars. Area of front garden. Side area providing service area and leading through to:

## REAR GARDEN

Area of decking. Lawn. Established hedges and garden.



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## COUNCIL TAX

Maidstone Borough Council Tax Band E



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

EPC Rating: E

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details 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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## FLOORPLANS



Total area: approx. 146.2 sq. metres (1573.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.