

RADFORDS

ESTATE AGENTS

Village Houses



**1 IDEN CRESCENT
STAPLEHURST
KENT
TN12 0NX
PRICE £475,000 FREEHOLD**



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1 IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NX

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED PROPERTY IN QUIET VILLAGE LOCATION AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE VESTIBULE, INNER HALL, MAIN FAMILY LIVING ROOM/DINING ROOM, SPACIOUS AND REFITTED KITCHEN, STUDY/BEDROOM 5 WITH ENSUITE SHOWER ROOM, LANDING, FOUR/FIVE BEDROOMS, FAMILY BATHROOM, SEPARATE WC, LANDSCAPED GARDENS, CAR PARKING

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst village proceed to the top of the hill and opposite the church turn into Bell Lane and first left into South Bank. Continue along and take the third turning on the left into Iden Crescent where the property will be found.

DESCRIPTION

Beautifully refurbished and extended some years ago, the property offers well-planned family living accommodation. One of the features is the downstairs study/potential 5th bedroom with ensuite facilities. In addition, the former garage is brick built and, subject to planning, could become an annex/office independently of the main house. The house is beautifully presented throughout and we recommend an internal inspection as soon as possible.

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 with approximate dimensions comprises: -

ENTRANCE VESTIBULE

Approached through double glazed front door with double glazed side screens. Fitted carpeting. Further double-glazed secondary door opening into:

INNER HALL

Fitted carpeting. Vertical radiator.



STUDY/BEDROOM 5

13'4" x 6'9". Wood stripped flooring. Cupboard with shelving.



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ENSUITE

Shower cubicle with fitted shower. Hand wash basin. WC. Chrome heated towel rail. Black ceramic floor tiles.



MAIN LIVING ROOM/DINING ROOM

23'3" x 12'2" narrowing to 9'3". Double glazed window to front with vertical window blinds. Oakwood flooring. Radiator. Double patio doors overlooking garden. Second radiator.



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KITCHEN/BREAKFAST ROOM

16'8" x 11'9" narrowing to 10'2". Two double glazed windows to rear and door opening onto rear garden. Ceramic tiled flooring. Fully fitted out with range of quality base and eye level units with inset stainless steel single drainer sink unit with mono tap. Integrated AEG dishwasher. Recess for automatic washing machine. Cupboard housing gas-fired boiler serving domestic hot water and central heating. AEG fitted electric oven with ceramic hob and extractor over. Further AEG in-built microwave. Tiled splashbacks. Space for fridge freezer. Electric underfloor heating.



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STAIRCASE

Fitted carpeting leading to:

FIRST FLOOR LANDING

Airing cupboard. Access to double loft with two accesses (both with loft ladders), part boarded with light.

BEDROOM 1

14'6" x 10'9" narrowing 8'3". Two double glazed windows to front with vertical blinds. Built in quality fitted wardrobe cupboard with mirrored doors. Wood stripped flooring. Two radiators.



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BEDROOM 2

12'8" x 10'1" minimum. Double glazed window to front with vertical blinds. Radiator. Fitted carpeting.



BEDROOM 3

10'6" x 9'10". Double glazed window to rear with vertical blinds. Wood stripped flooring. Radiator.



BEDROOM 4

12'6" x 7'1". Double glazed window to rear with vertical blinds. Additional side window. Fitted carpeting. Radiator.



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BATHROOM

Panelled bath with fitted shower. Hand wash basin. Chrome heated towel rail. Ceramic tiled flooring.



SEPARATE WC WC.



OUTSIDE

The property enjoys a well-maintained and paved frontage providing parking for at least three to four cars with neat and attractive hedged edging. To the rear of the property is a paved terraced. The remaining garden is laid mainly to lawn with neat and tidy edges and additional rear area. Former garage 18'0" x 8'2" with personal door, double glazed window to side and power supply inside and outside. It is considered that this could become an annex to the main house or a work area, subject to planning permission.



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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

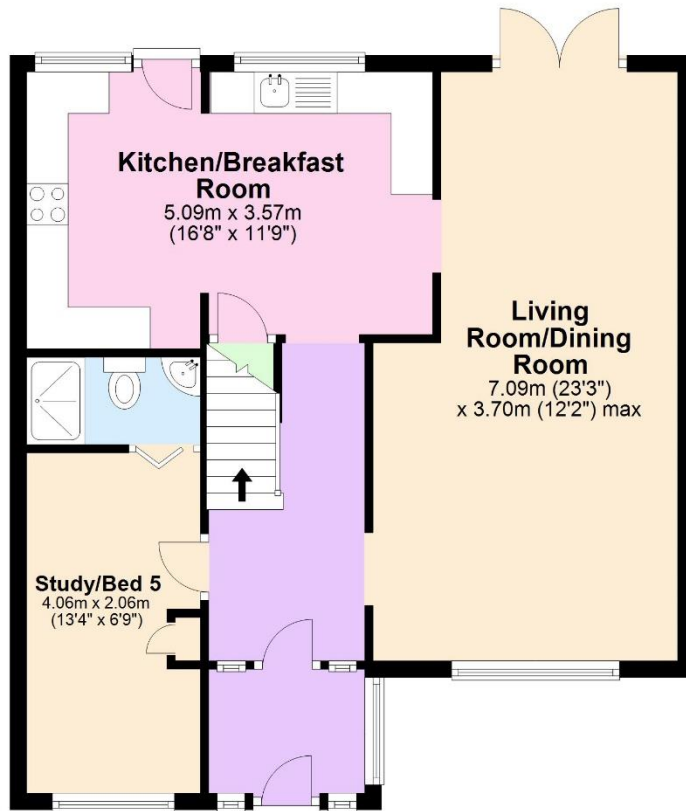
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

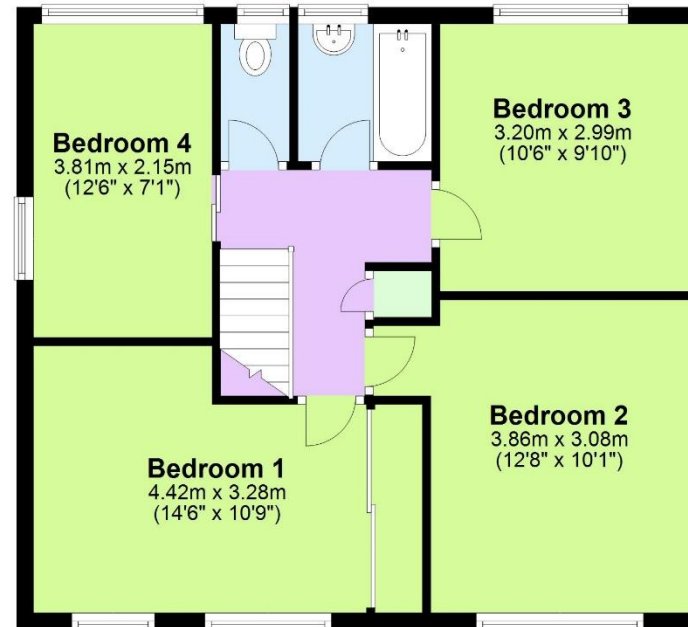
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 118.1 sq. metres (1271.4 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.