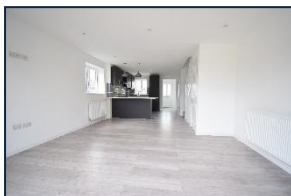


RADFORDS

ESTATE AGENTS

11a IDEN CRESCENT, STAPLEHURST, KENT, TN12 0NX



PRICE £299,000 FREEHOLD

A FABULOUS NEW BUILD HAVING JUST BEEN COMPLETED NOW OFFERED FOR SALE.

**ENTRANCE HALL, CLOAKROOM, KITCHEN AND OPEN PLAN LIVING ROOM,
TWO DOUBLE BEDROOMS, LUXURY BATHROOM, FRONT AND REAR GARDENS,
OFF-ROAD PARKING FOR ONE CAR TO THE REAR,
CRANBROOK SCHOOL CATCHMENT AREA.**

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the centre of the village proceed along the A229 in the Cranbrook direction and after passing the Esso garage on the left turn first right into Pinnock Lane and first right again into Hamner Way and continue up and turn right into Iden Crescent and the property will be found with our For Sale board outside.

DESCRIPTION

This recently finished detached house built by a local and well-respected builder, offers well-planned and spacious living accommodation finished to the highest standard with quality kitchen and bathroom. Occupying a corner position the gardens have also been landscaped and there is a useful independent car parking area. Full double glazing and gas-fired central heating.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, 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.

The accommodation with approximate dimensions comprises:

ENTRANCE HALL AREA

4'07" x 3'10". Double glazed front door and window to side. Radiator. One downlighter. Wood laminate flooring.

OPEN PLAN KITCHEN AND LIVING ROOM

Overall measurements: 26'04" x 13'10"

KITCHEN AREA -

Window to front. Range of dark grey base and eye level units with laminate worksurface over. Single sink unit with monobloc tap. Zanussi electric hob with matching oven under and extractor hood above. Integrated tall Zanussi fridge/freezer. Integrated Zanussi washing machine. Breakfast bar area with suspended lighting above. Downlighters. Wood laminate flooring.



LIVING ROOM AREA -

Window to side and double-glazed patio doors opening onto rear garden. Built-in large under stairs storage cupboard. Two radiators. Eight downlighters. Wood laminate flooring.



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CLOAKROOM

6'01" x 3'0". Opaque window to front. Hand wash basin over vanity unit. WC. Chrome heated towel rail. Two downlighters. Wood laminate flooring.



Carpeted staircase from Living Room Area to:

FIRST FLOOR LANDING

Access to loft area:



BEDROOM 1

13'10" X 9'10". Window to rear. Radiator. Pendant light fitting. Fitted carpeting.



BEDROOM 2

13'10" x 8'11". Window to front. Built-in wardrobe/cupboard. Radiator. Pendant light fitting. Fitted carpeting.



BATHROOM

6'10" x 6'09". Opaque window to side. P-shaped bath, with mixer tap, shower screen and shower over. Hand wash basin over vanity unit. WC. Part-tiled walls. Chrome heated towel rail. Mirror with integral lights. Four downlighters. Vinyl floorcovering.

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Off-road car parking

OUTSIDE

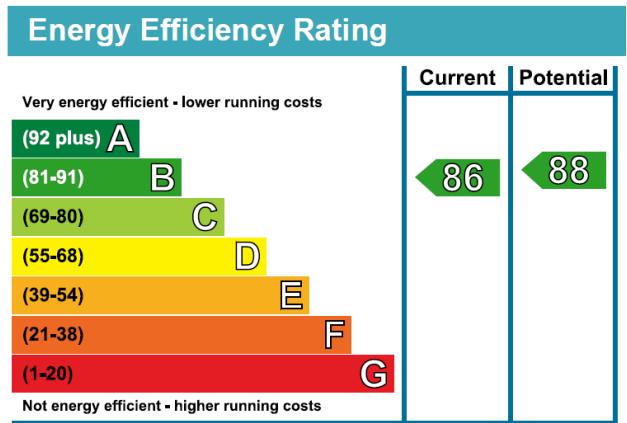
Electric car charging point.

The property has a pedestrian access to the front door with attractive stonework. The gardens are landscaped and laid mainly to lawn. Side access. Useful bin store area. The garden enjoys gravelled patio area. Full fenced with access to tarmacked car parking area to the rear.

Services: mains electricity, water and gas are connected to the property. Solar panels are fitted to the roof assisting towards the electric costs.



ENERGY PERFORMANCE RATING



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.

EPC Rating : B

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.