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Village Houses

**No Onward
Chain**



**22 JEFFERY CLOSE
STAPLEHURST**

KENT

TN12 0TH

PRICE £525,000 FREEHOLD



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

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22 JEFFERY CLOSE, STAPLEHURST, KENT, TN12 0TH

AN EXCEPTIONAL EXTENDED AND SPACIOUS FAMILY HOUSE SITUATED IN A CUL DE SAC POSITION ENJOYING SECLUDED GARDENS

RECEPTION HALLWAY, LIVING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN, CLOAKROOM, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, SPACIOUS FAMILY BATHROOM, GARAGE, SECLUDED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed into Marden Road, continue along and take the third turning left into Oliver Road. Take the first turning right into Jeffery Close.

DESCRIPTION

An exceptional opportunity to acquire a spacious family home having been extended and modernised some years back but is ready for light refurbishment update. Situated on a quiet cul de sac position, the property itself enjoys an area of secluded garden. Vacant possession upon completion. An internal inspection is highly recommended to appreciate what is on offer.

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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RECEPTION HALL

Window to side. Understairs cupboard. Tiled flooring. Radiator.

CLOAKROOM

Window to front. WC. Hand wash basin. Part-tiled.

LIVING ROOM/DINING ROOM

Double aspect with window to side and rear. Further French doors from dining area to side. Fitted carpeting. Three radiators. Feature sandstone fireplace with electric log effect fire.

FAMILY ROOM

Double aspect with window to side and rear. Radiator. Fitted carpeting.

KITCHEN

Window to front and side and door to garden. Fitted with base and eye level units with wood finished worktop surfaces with inset stainless steel single drainer sink unit. Integrated gas hob with extractor. Creda double oven. Space and plumbing for washing machine. Gas-fired boiler serving domestic hot water and central heating. Tiled flooring. Space for refrigerator.

STAIRCASE

Leading to:

LANDING

Window to front. Access to loft area. Fitted carpeting. Airing cupboard with hot water cylinder with immersion.

BEDROOM 1

Two windows to rear. Fitted carpeting. Two radiators. Single wardrobe cupboard.

ENSUITE

Hand wash basin. WC. Fitted shower cubicle.

BEDROOM 2

Window to side. Radiator. Fitted carpeting.

BEDROOM 3

Window to side. Radiator. Fitted carpeting.

BEDROOM 4

Window to side. Radiator. Fitted carpeting. Bulkhead cupboard.

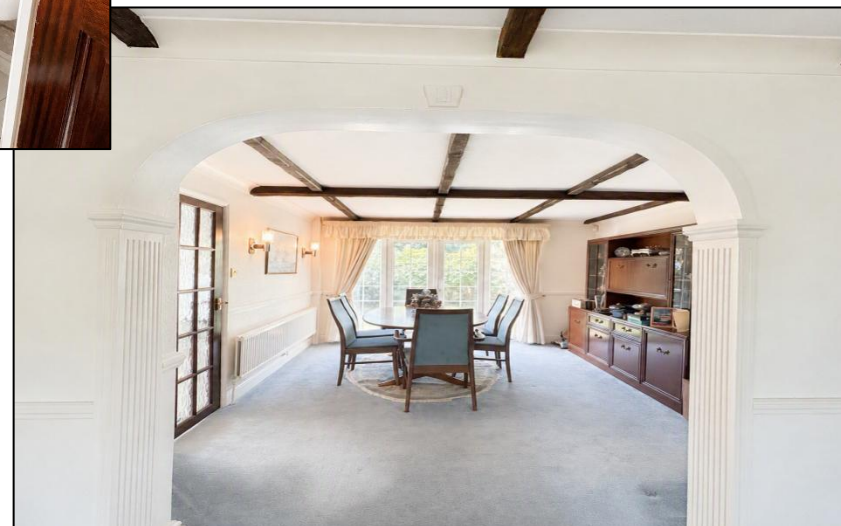
BATHROOM

Window to front and side. Tiled. Shaped bath with gold tap fittings. Vanity hand wash basin. WC. Exposed beam. Radiator.

OUTSIDE

An area of front garden approached through gate. Secluded and laid to lawn with brick pathway and hedging. Access to single garage with up and over door and parking space. Side gate to further area of garden, fenced with established shrubs and lawn. Outside tap. Additional side garden with paved terraced, hedging and canopy. Outside lighting. Additional land near garden hedge leading up to lane.

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COUNCIL TAX

Maidstone Borough Council Tax Band F

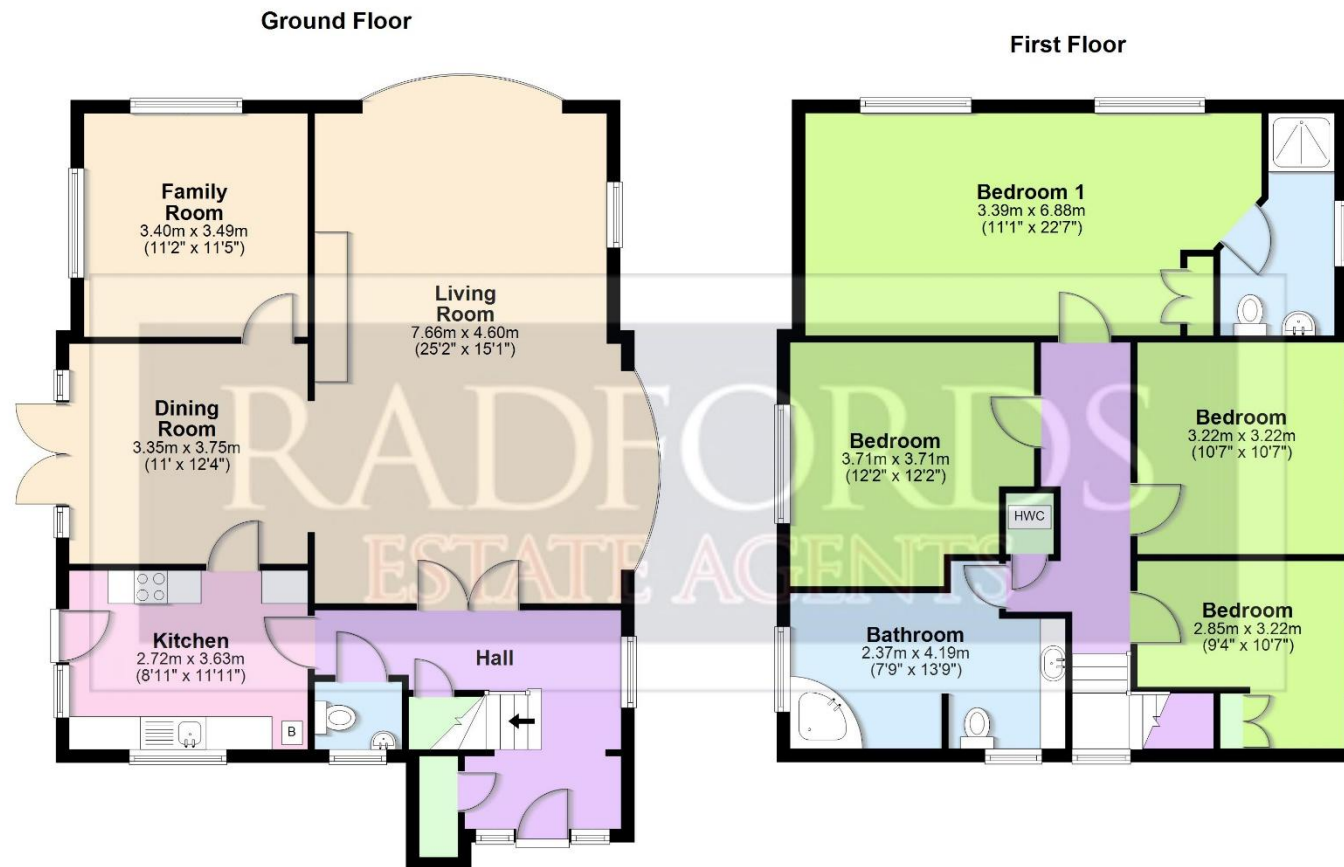
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

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FLOORPLANS



Total area: approx. 165.3 sq. metres (1778.8 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Plan produced using PlanUp.

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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.