

**RADFORDS**  
ESTATE AGENTS

*Village Homes*



**1 FIR TREE CLOSE  
STAPLEHURST  
KENT  
TN12 0AT  
PRICE £539,000 FREEHOLD**



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# 1 FIRTREE CLOSE, STAPLEHURST, KENT, TN12 0AT

**CONVENIENTLY POSITIONED IN THE HEART OF THE VILLAGE THIS DECEPTIVELY SPACIOUS FIVE BEDROOMED SEMI-DETACHED FAMILY HOUSE OFFERS GENEROUS SIZE ROOM DIMENSIONS THROUGHOUT AND, FOR THOSE WHO STILL WORK FROM HOME, THERE IS AN EXCEPTIONAL DETACHED LOG CABIN IN THE REAR GARDEN. THIS DELIGHTFUL FAMILY HOME IS WITHIN WALKING DISTANCE TO THE VILLAGE SHOPS AND AMENITIES AND FALLS WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA.**

**COMPRISING: ENTRANCE HALL, KITCHEN/DINER, UTILITY ROOM, CLOAKROOM, LIVING ROOM, SECOND RECEPTION ROOM/OFFICE, FIRST FLOOR LANDING, BEDROOM ONE WITH ENSUITE PLUS FOUR FURTHER BEDROOMS, SHOWER ROOM, ATTRACTIVE GARDENS, DETACHED DUNSTER HOUSE LANTERA WARMLOG INSULATED LOG CABIN WITH INDEPENDENT POWER AND LIGHTING, LARGE INTEGRATED GARAGE AND AMPLE OFF-ROAD PARKING.**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

The property is situated on the main A229 within the village of Staplehurst next door to our offices just before the brow of the hill.

## **DESCRIPTION**

Built in the 1950's an absolute must to view to appreciate the exceptionally spacious accommodation in this refurbished semi-detached village property within walking distance to the mainline railway station. Some features include recently refitted kitchen and bathrooms one of which enjoys a deep soaking bath, Oak Veneer Cottage doors, decorating and carpeting renewed mostly throughout. The property also benefits from replacement double glazing and gas-fired central heating. Full fibre installed by Trooli currently with 900Mbps.

The property is set in the heart of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys and Argos, primary school and mainline station providing regular 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. There is a regular bus service to Maidstone and Hawkhurst.



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## ENTRANCE HALL

16'1" x 7'8". Engineered wood flooring. Radiator. One ceiling-mounted light. Two wall mounted lights. Storage cupboard understairs. Carpeted stairs to first floor.



## KITCHEN/DINER

19'8" x 13'10". Window to rear. Radiator. Range of base and eye level units with laminate worksurface over and tiled splash backs. Gusto gas range cooker with 5 hobs and double electric oven. Space for microwave oven. Stainless steel 1½ sink with integrated draining board and mixer tap. Integrated Electrolux dishwasher. Integrated undercounter fridge. Tiled floor. Two 4x spot lighting tracks and one ceiling-mounted light.



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## UTILITY ROOM

19'7" x 6'4" narrowing to 3'0". Plumbing and space for under counter washing machine and tumble dryer. Door to rear garden and door to garage. Radiator. Hard wearing laminate flooring. Laminate worksurface (plumbing for sink if required). Space for fridge freezer. Two ceiling-mounted strip lights.



## CLOAKROOM

6'2" x 2'10". Opaque window to rear. Tiled floor. WC. Wall-mounted cloakroom sink. Heated towel rail. Ceiling-mounted light fitting.



## LIVING ROOM

21'8" x 13'2". Bright and spacious with window to front. Solid wood flooring. Yeoman wood burning stove, multi-fuel on tiled hearth. Two pendant lights. Radiator. Double doors through to:

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## SECOND RECEPTION ROOM/OFFICE

13'1" x 10'6". Double French doors to rear garden. Engineered wood flooring. Radiator. Pendant light fitting. Door to kitchen/diner.



## STAIRCASE

Split at first floor landing. Window to side. Carpet. Loft access. Two pendant light fittings. Radiator.

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## BEDROOM 1

14'3" x 10'10". A bright and generous sized double with window to rear and opaque window to side. Built in wardrobes providing ample storage. Carpet. Radiator. Pendant light fitting.



## ENSUITE

Two downlighters (on movement sensor). Deep soaking bath with integrated shower and glass shower screen. Ceramic flooring. Part-tiled walls. Semi-recessed hand wash basin in vanity unit. WC with concealed cistern. Wall-mounted mirror with integrated lights. Heated towel rail.



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## BEDROOM 2

11'11" x 11'0". Window to front. Carpet. Radiator. Pendant light fitting. Built-in wardrobes and airing cupboard.



## BEDROOM 3

12'4" x 8'1". Window to front. Carpet. Radiator. Part panelled walls. Pendant light fitting.



## SHOWER ROOM

7'10" x 5'7". Opaque window to rear. Walk-in large shower with power shower, glass screen and tiled walls. Ceramic tiled floor. Two down lighters (on movement sensor). Semi-recessed hand wash basin over vanity unit. WC with concealed cistern. Chrome heated towel rail. Wall-mounted mirror with integrated li

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## BEDROOM 4

9'9" x 8'5". Window to rear. Carpet. Radiator. Pendant light fitting. Built-in wardrobe.



## BEDROOM 5

9'9" x 7'9". Window to front. Carpet. Radiator. Built-in wardrobe. Pendant light fitting.





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## OUTSIDE

The property is approached over a tarmacked driveway offering off-road parking for at least 4–5 cars. A feature is the Yew tree that has a preservation order.

## LARGE 1½ SIZED GARAGE

20'0" x 12'11". Glow-worm Ultimate gas boiler. Electric roller doors with remote key fobs and tamper alarm. Pedestrian door to front. Radiator. Lights and power sockets, and water supply.

## REAR GARDEN

The rear garden is attractively laid out mainly to lawn with immediate patio area outside the house together with a fabulous detached log cabin ideal for home office purpose or similar, this cabin is fully insulated and has its own power and lighting. There is further larger additional gravelled patio area with low brick retaining wall accommodating two sheds. Wooden fence to boundary. Outside tap and light.



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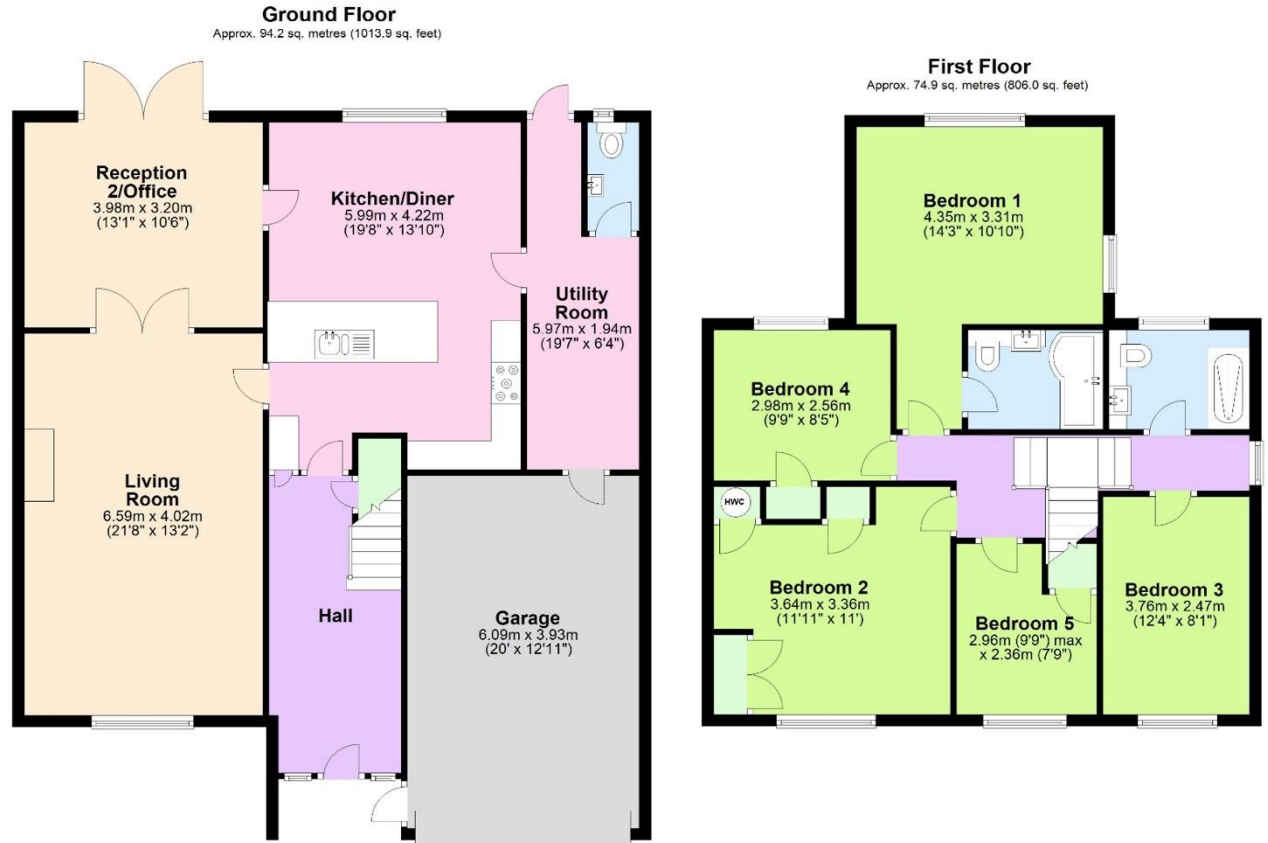
## COUNCIL TAX

Maidstone Borough Council Tax Band E

## FLOOEPLANS

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



## 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.*