

# RADFORDS

ESTATE AGENTS

*Village Houses*



**43 SLANEY ROAD  
STAPLEHURST  
KENT  
TN12 0SE  
PRICE £359,950 FREEHOLD**



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## 43 SLANEY ROAD, STAPLEHURST, KENT, TN12 0SE

**A WELL-PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINER, CONSERVATORY, LANDING, THREE BEDROOMS, BATHROOM, GARAGE AND GARDENS**

### **VIEWINGS**

Strictly by appointment with the Agent as above.

### **DIRECTIONS**

From Staplehurst proceed to the main traffic lights and turn into Headcorn Road, take the third turning right into Slaney Road and the property will be found on the left-hand side just before Weld Close with our for-sale board outside.

### **DESCRIPTION**

An opportunity to acquire a three bedroomed semi-detached property within easy walking distance of the village amenities. The property has the benefit of replacement double glazing and full gas-fired central heating throughout. The accommodation is well-planned and there is the benefit of a conservatory overlooking the rear garden. There is no onward chain and an internal inspection is highly recommended.

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.



## 43 SLANEY ROAD, STAPLEHURST, KENT, TN12 0SE

Front door leading through to:

### **ENTRANCE HALL**

Ceiling light. Fitted carpeting. Radiator. 3 double hook coat hooks.

### **CLOAKROOM**

Window to front. Ceiling light. WC. Hand wash basin. Cupboard.

### **LIVING ROOM**

Window to front. 3 bulb Ceiling light. Radiator. Fireplace housing gas fire. Fitted carpeting. Alcove with fitted shelving.

### **KITCHEN/DINER**

Window to rear and sliding Patio doors to conservatory. Two 3 bulb spotlights.

#### ***Kitchen Area:***

Range of base and eye level units with 1 1/2 bowl sink unit and mixer tap. Fitted electric Siemens oven. Cata electric hob and Siemens extractor hood over. Candy washing machine. Beko dishwasher. Floor covering as laid.

#### ***Dining Area:***

Fitted wall cupboards and shelving. Fitted carpeting. Radiator.

### **CONSERVATORY**

Double doors onto garden and single side door to garden. Electric heater. Wall light. Carpet tiles.

### **STAIRCASE:**

Window to side. Fitted carpeting.

### **LANDNG**

Fitted carpeting. Ceiling light. Airing cupboard housing hot water tank and shelving.

### **BATHROOM**

Window to front. Ceiling light. Floor covering as laid. Panelled bath with shower over and screen. WC. Hand wash basin in vanity unit with cupboard under. Chrome heated towel rail.

### **BEDROOM 1**

Window to front. Ceiling light. Fitted carpeting. Wardrobe cupboard. Radiator.

### **BEDROOM 2**

Window to rear. Ceiling light. Radiator. Fitted carpeting.

### **BEDROOM 3**

Window to rear. Ceiling light. Radiator. Fitted carpeting.

### **FRONT GARDEN:**

Driveway. Paved front garden. Flower border with various shrubs and flowers.

### **REAR GARDEN**

Steps from conservatory. Paved patio area. Laid to lawn with garden path. Borders. Garden shed. Personal door to garage. Side gate.

### **GARAGE**

Window to rear. Up and over door. Personal door.

### **COUNCIL TAX**

Maidstone Borough Council Tax Band D



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### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

### MONEY LAUNDERING REGULATIONS

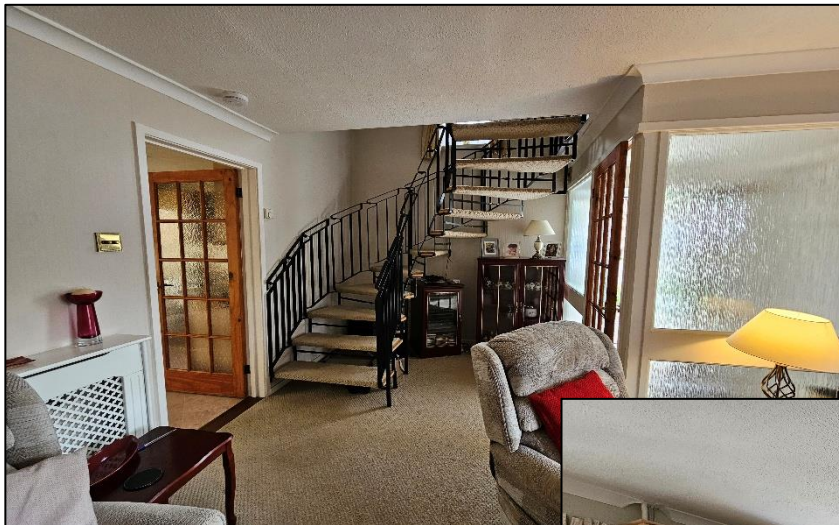
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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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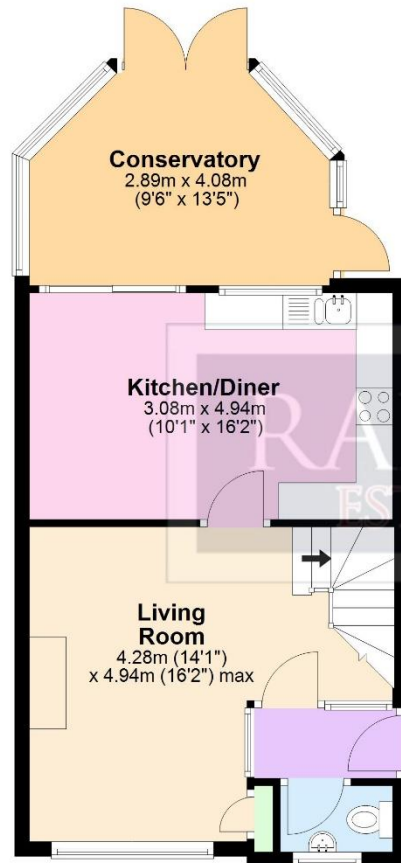




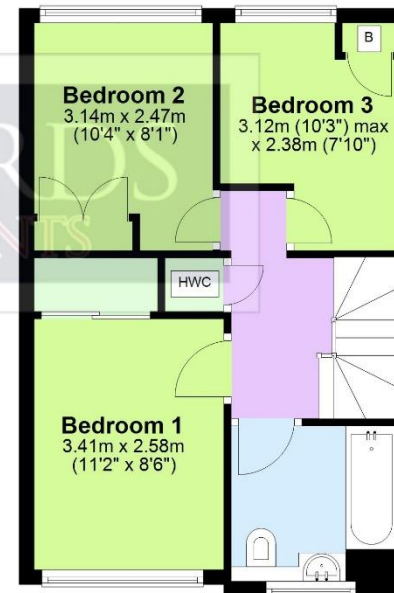
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 85.1 sq. metres (915.7 sq. feet)

Dimensions are approx

Plan produced using PlanUp.