

RADFORDS
ESTATE AGENTS

Village Houses



**8 OLIVER ROAD
STAPLEHURST
KENT
TN12 0TD
PRICE £535,000 FREEHOLD**



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8 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TD

**A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME WITHIN THE VILLAGE OF STAPLEHURST
HALLWAY, LIVING ROOM, DINING ROOM, CONSERVATORY, REFITTED KITCHEN, FOUR BEDROOMS, SHOWER ROOM,
FAMILY BATHROOM, GARDENS, CRANBROOK SCHOOL CATCHMENT AREA**

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main crossroads, turn into Marden Road and take the third turning on the left into Oliver Road. The property will be found a short way along on the right-hand side.

DESCRIPTION

An exceptional and beautifully presented extended detached family home offering well-planned living accommodation. The fourth bedroom and shower room could in-effect form an annex area for relative etc. The accommodation flows well and the conservatory overlooking the rear garden extends the living accommodation. The kitchen has recently been totally refurbished to a high standard. Partial under floor heating has been installed on the ground floor where ceramic flooring is installed. Built in the 1970's by Wimpy Homes, the property was laterally extended to provide the accommodation currently on offer. During the course of the refurbishment the property has been replumbed and rewired with upgrades to the central heating as well. Viewing 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.



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Front door opening through to:

HALLWAY

Window to side. Coconut matting. Oak-glazed front door opening through to:

LIVING ROOM

Window to front with fitted blind. Two radiators. Fitted carpeting. Wall lights.

DINING ROOM

Window to front with fitted blind. Radiator. Fitted carpeting. Wall lights.

CONSERVATORY

Glazed construction with integral blinds. Radiator. Ceramic tiled floor with underfloor heating. Wall lights. Radiator.

KITCHEN

Window to rear and twin Velux windows to ceiling. Porcelain tiled flooring with underfloor heating. Full length feature radiator. Refitted with range of base and eye level units with fitted under lighters and mottle finished granite worktop surfaces. Central island with matching worktop and units. Sink unit. Induction hob with extractor hood. Neff fitted double oven. Integrated fridge freezer, dishwasher and microwave.

STUDY/BEDROOM 4

Velux window. Carpet as laid. Radiator. Useful deep storage cupboard. Door leading to:

LOBBY AREA

Access off to:

SHOWER ROOM

Window to front. Shower cubicle. Hand wash basin in vanity unit. WC. Chrome heated towel rail.

STAIRCASE

Leading to:

LANDING

Fitted carpeting. Radiator. Access to loft area.

BEDROOM 1

Window to front with blind. Radiator. Fitted carpeting.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Airing cupboard housing hot water tank.

BEDROOM 3

Window to front. Radiator. Fitted carpeting. Built-in triple wardrobe cupboards with sliding doors.

FAMILY BATHROOM

Spacious and well fitted. Walk-in shower. Panelled bath. Hand wash basin and WC in combined vanity unit. Porcelain tiled flooring. Chrome heated towel rail.

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FRONT GARDEN

The property enjoys an area of frontage and garden which is laid to lawn with established shrubs. There is a driveway with parking for two cars. Side access leading:

REAR GARDEN

Laid mainly to lawn with shrubs, paved terrace area and further paved area with garden shed. Fully fenced. Outside tap.

COUNCIL TAX

Maidstone Borough Council Tax Band E

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.

ENERGY PERFORMANCE CERTIFICATE

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

EPC Rating: D

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FLOORPLANS

