

RADFORDS
ESTATE AGENTS

Village Houses



**34 OLIVER ROAD
STAPLEHURST
KENT
TN12 0TG
PRICE £375,000 FREEHOLD**



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

rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED EXTENDED END OF TERRACED PROPERTY OCCUPYING CORNER POSITION ON A VILLAGE DEVELOPMENT IN STAPLEHURST. SITUATED IN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, LANDING, THREE BEDROOMS, BATHROOM, LANDSCAPED GARDENS TO FRONT AND REAR, GARAGE, CAR PARKING SPACE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights, turn into Marden Road and take the third turning left into Oliver Road. Continue up to near the end and the property will be found on the right-hand side on the corner approaching Stanley Close with our For Sale board outside.

DESCRIPTION

This special property is worth an internal inspection. Extended some years ago, the accommodation is now spacious and well planned. Exceptionally the gardens are landscaped and secluded, almost hard to believe that this is an estate property. Situated within easy walking distance of the village centre and mainline station.

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.



34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG

The accommodation comprises: -

Replacement front door leading to:

ENTRANCE HALL

Laminate wood flooring. Radiator. Door off to:

CLOAKROOM

Window to side. Hand wash basin. WC. Radiator. Laminate flooring.

LOUNGE

19'5" x 11'11" (5.92m x 3.63m). Window to front. Two radiators. Fitted carpeting. Recessed spotlighting. An interesting feature of this room is the replacement quality hand built oak staircase leading to the first floor.

DINING ROOM

11'1" x 11'0" (3.38m x 3.36m). Patio doors opening onto rear garden. Radiator. Laminate flooring. Hatchway to kitchen.

KITCHEN

11'11" x 8'1" (3.63m x 2.47m). Window and door to rear. Ceramic tiled flooring. Base and eye level units with under lighters and inset twin circular stainless steel sink unit with monobloc tap. Inset five-ring gas hob with extractor hood. Neff double oven. Space and plumbing for washing machine and dishwasher. Logik wall-mounted gas-fired boiler serving domestic hot water and central heating.

STAIRCASE

Fitted carpeting. Leading to:

L-SHAPED LANDING

Airing cupboard with hot water tank and immersion. Access to insulated loft.

BEDROOM 1

11'11" x 10'9" (3.63m x 3.28m). Window to front. Radiator.

BEDROOM 2

11'11" x 10'11" (3.38m x 3.33m). Double aspect with window to front and rear. Radiator.

BEDROOM 3

11'11" x 5'6" (3.63m x 1.68m). Window to rear. Radiator.

FAMILY BATHROOM

Shaped bath with independent power shower attachment. Hand wash basin. WC. Heated towel rail. Spotlights.

OUTSIDE

As previously mentioned, the feature of this property is the corner position with beautifully landscaped front area of garden in neat and tidy condition. The rear garden is tastefully set out with an area of terrace and trellis work and brick shaped path. The remaining garden is laid mainly to lawn with well-established herbaceous borders and hedging in neat and tidy condition. Rear access to garage en block with car parking space.

COUNCIL TAX

Maidstone Borough Council Tax Band D

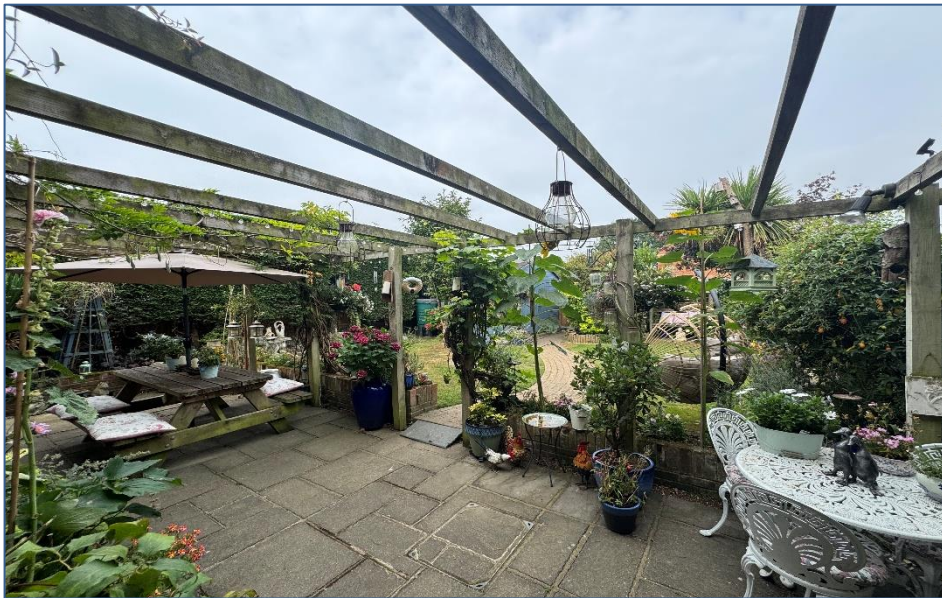
34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG



34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG



34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG



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: D

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.

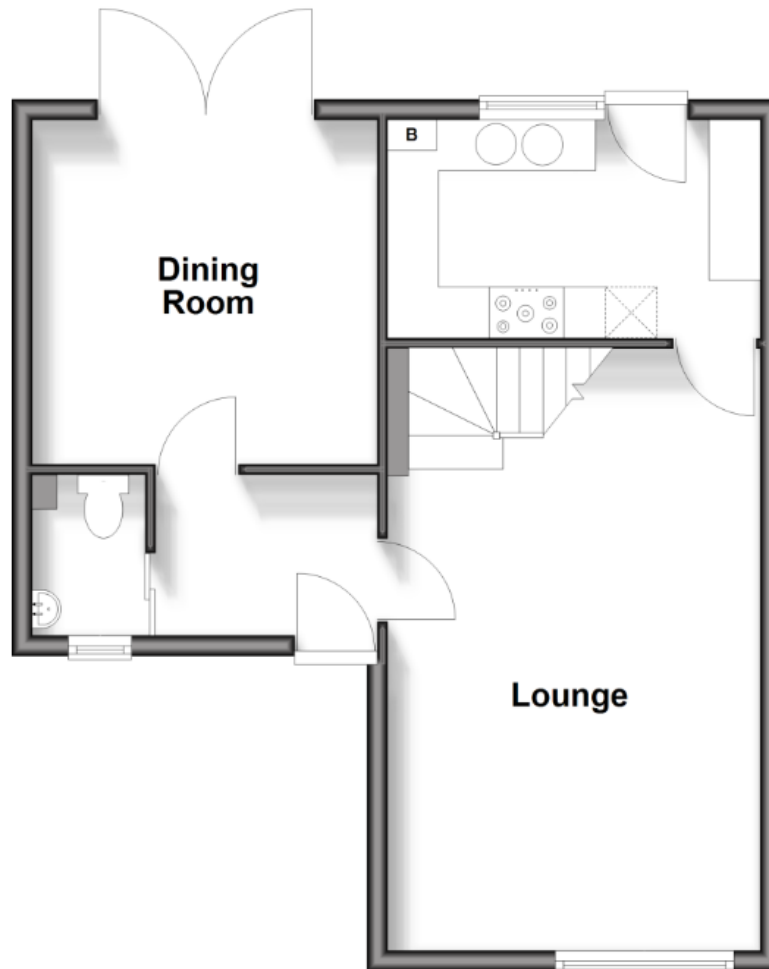
These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.

34 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG

FLOORPLANS

Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)

