

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**45 SLANEY ROAD
STAPLEHURST
KENT
TN12 0SE**

PRICE £310,000 - FREEHOLD



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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

45 SLANEY ROAD, STAPLEHURST, KENT, TN12 0SE

A WELL PRESENTED AND CHAIN FREE, END OF TERRACE PROPERTY ON THE POPULAR SLANEY ESTATE IN THE VILLAGE OF STAPLEHURST

Entrance Vestibule, Living Room, Kitchen & Dining Room, Conservatory, Landing, 3 Bedrooms, Bathroom, Garage En Bloc With Car Parking Space

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 on the left-hand side just after the exit for Weld Close.

DESCRIPTION

A much-loved and well-maintained , end of terrace property which comprises 3 bedrooms, a living room, kitchen and dining area, conservatory and spacious garden area. The property is situated in Slaney Road just off of the Headcorn Road and allows easy walking distance to all that the village has to offer, including local shops and nature walks. The property benefits from full gas fired central heating and fitted carpeting throughout the house.

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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The front door enters into:

ENTRANCE VESTIBULE

Fitted carpeting. Radiator to side. Frosted windows.
Door leading to :

LIVING ROOM

Fitted carpeting. Window to front. Radiator to side.
Door leading to :

KITCHEN & DINING AREA

Window to rear. Laminate flooring. Fitted base and eye-level units. 1.5 plastic bowl sink. Integrated “NEEF” oven. Separate hob and extractor fan. Integrated fridge and freezer. Space and plumbing for dishwasher and washing machine.

Dining area

Radiator to side. Fitted carpeting. Sliding door to conservatory.

CONSERVATORY

Laminate flooring. Pleated blinds. Door to rear garden.

CARPETED STAIRS IN KITCHEN LEADING UP TO :

LANDING

Fitted carpeting. Airing cupboard with water emission tank. Access to loft.

BEDROOM 1

Fitted carpeting. Radiator to front. Window to front. Built-in wardrobes.

BEDROOM 2

Fitted carpeting. Radiator to front. Window to rear. Built-in wardrobes.

BEDROOM 3

Fitted carpeting. Window to front. Radiator to front.

BATHROOM

Shower cubicle. Hand wash basin and mirror. WC. Fitted cupboards. Frosted window to rear. Radiator to rear. Fitted carpeting.

OUTSIDE

The front of the property enjoys foliage and side access to the left of the property. The rear garden is mostly paved with distinguished bushes and flower beds as well as a shed for storage.

Parking for the property can be found just round the corner and takes the form of a garage en bloc with car parking spaces in front.

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Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.

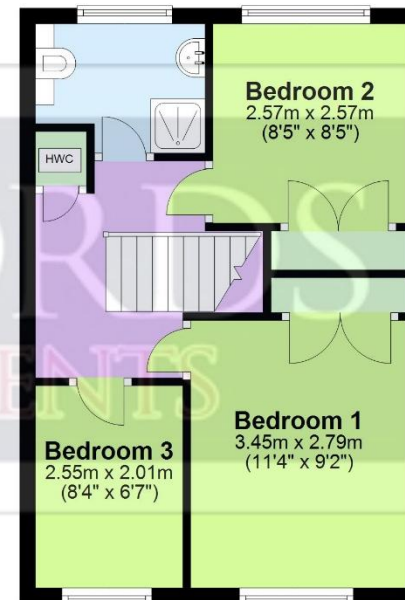
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 78.3 sq. metres (842.3 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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