



Lambert & Foster



13 SLANEY ROAD

STAPLEHURST | KENT | TN12 0SE

A well presented and well proportioned, detached family house on the periphery of Staplehurst providing four bedrooms and two reception rooms. Benefiting from a sizeable corner plot with paved driveway giving parking for 5-6 cars, garden to side and rear with a workshop/home office. Cranbrook School catchment area.

Guide Price £595,000

FREEHOLD



13 SLANEY ROAD

STAPLEHURST | KENT | TN12 0SE

13 Slaney Road is a well proportioned extended detached family house. The well presented accommodation is arranged over two floors with features including a good size sitting room with open access into the dining room, with triple aspect across the garden, incorporating double doors to outside. The kitchen is fitted with shaker style units and breakfast area. Entrance hallway with cloakroom and study.

Four bedrooms are arranged over the first floor, incorporating a master bedroom with en suite shower room and dressing area with views over neighbouring farmland. Two further double bedrooms and one single served by the family bathroom.

Outside, the sizable garden is split into separate areas; recently paved patio and terraced area, lawned area to rear and side with summer house, vegetable garden with shed and greenhouse, workshop/home office with electricity and lighting. Gated access to the garden from both sides of the property.

The individual paved drive to the property allows parking for 5-6 cars.



- Total floor area approximately 1609 sq ft/141 sq m
- Entrance hall
- Cloakroom
- Study
- Sitting room
- Dining room
- Fitted kitchen with breakfast area
- Four bedrooms incorporating master bedroom with en suite shower room
- Family bathroom with bath and shower over
- Garden to side and rear, patio and vegetable garden
- Traditional brick outbuilding currently used as workshop and would make ideal home office or gym
- Within walking distance to Staplehurst main line station and local convenience stores
- Cranbrook School catchment area

DIRECTIONS

From the main traffic lights in Staplehurst head towards Headcorn and Slaney Road is the 3rd turning on the right, as you head into Slaney Road, No 13 will be found on the bend to the left.

GENERAL

Tenure: Freehold

Services: Mains, electricity and gas.

Local authority: Maidstone Borough Council

Council tax: Band E **EPC:** C

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

13 Slaney Road, Staplehurst, Tonbridge, TN12 0SE

Approximate Area = 1509 sq ft / 140.1 sq m
 Outbuilding = 150 sq ft / 13.9 sq m
 Total = 1659 sq ft / 154.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1071180

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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