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## 22 FISHERS ROAD

STAPLEHURST | KENT | TN12 0DD

*Set in a popular no through road is this extended four bedroom semi detached house providing a generous 1708 sq ft of living accommodation, complemented by a lovely south facing garden and off road parking for several vehicles, all occupying a central village location within a short walk of amenities and mainline train station.*

*Cranbrook School catchment area.*

Guide Price £485,000

FREEHOLD





## 22 FISHERS ROAD

STAPLEHURST, KENT, TN12 0DD

22 Fishers Road is an extended, semi detached family house, presenting brick elevations set with replacement UPVC windows, beneath a pitched tiled roof. The 1708 sq ft accommodation is arranged over two floors.

To the ground floor, entrance hall with cloakroom, 38' kitchen/diner with utility room and garden outlook, spacious reception room with feature fireplace and conservatory. To the first floor, main bedroom with beautiful mirrored oak framed fitted wardrobes, a walk in wardrobe and en-suite bathroom, bedrooms two and three (doubles), bedroom four/study room and family bathroom.

Outside, off road parking for several vehicles and a neatly tended, south facing rear garden with mature shrubs and borders. Mainly laid to patio and lawn areas with two garden sheds.

Staplehurst has a 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.



- SEMI DETACHED FAMILY HOUSE
- 1708 SQ FT OF ACCOMMODATION
- FOUR BEDROOMS
- TWO BATHROOMS & CLOAKROOM
- 38' KITCHEN/DINING ROOM & UTILITY

- RECEPTION ROOM
- CONSERVATORY
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS
- CRANBROOK SCHOOL CATCHMENT AREA

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** delays.shine.aura

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas fired central heating

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band D **EPC:** C (74)

**BROADBAND & MOBILE COVERAGE:**

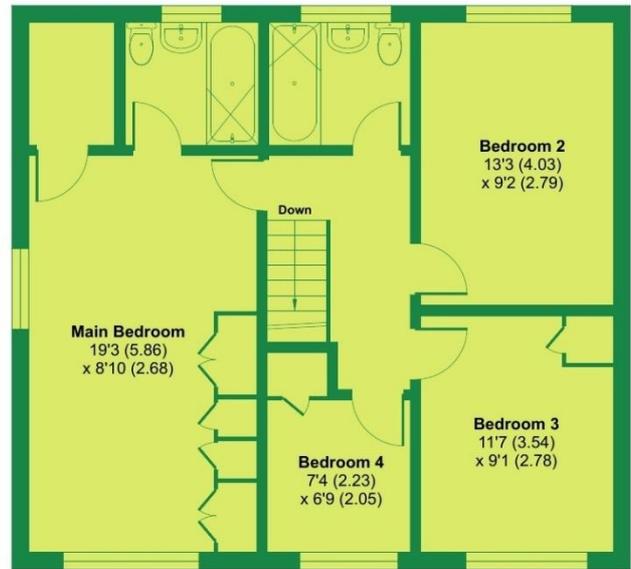
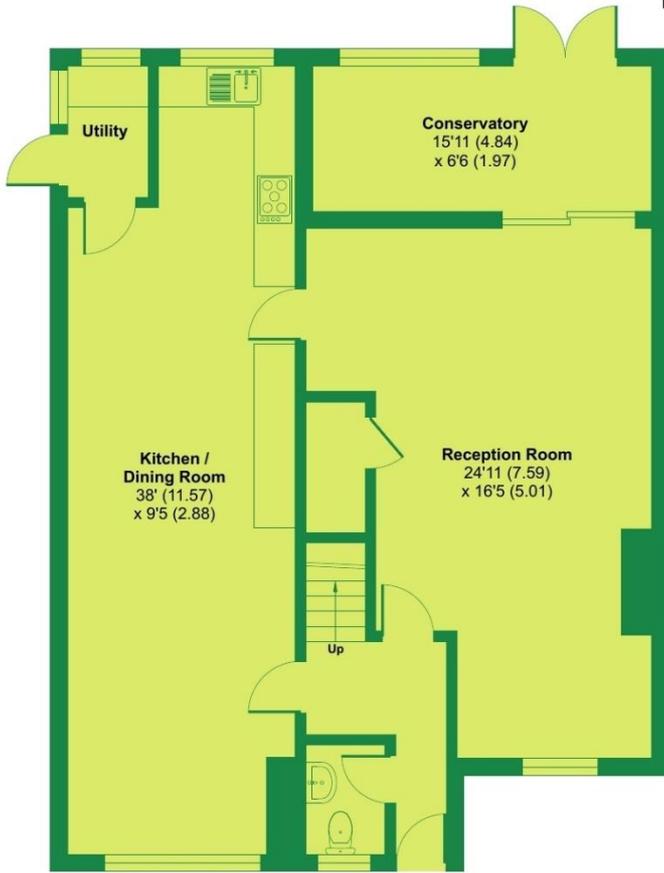
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

**Fishers Road, Staplehurst, Tonbridge, TN12**

Approximate Area = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lambert and Foster Ltd. REF: 1293466

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 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
 Tel. 01303 814 444  
 Hillhurst Farm, Stone St,  
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