

RADFORDS
ESTATE AGENTS

Village Houses



**TREETOPS,
STATION ROAD,
STAPLEHURST,
KENT, TN12 0PY
PRICE £575,000 - FREEHOLD**



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A BEAUTIFULLY PRESENTED FOUR BEDROOMED , SEMI-DETACHED PROPERTY CONSTRUCTED IN 2022, SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA AND WITHIN EASY WALKING DISTANCE OF STAPLEHURST MAINLINE STATION

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, MASTER BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, LANDSCAPED GARDENS WITH TERRACE AND SIZEABLE FRONTAGE GARDEN WITH AMPLE CAR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst, proceed to the main traffic lights , continue into Station Road and the property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

An exceptional and beautifully presented example of this quality family home. An internal inspection is highly recommended to appreciate all that is on offer. With the advantage of a good-sized sitting room, the main feature is the lovely dining room combined kitchen area overlooking the terrace and a 180 ft landscaped garden through opening bi-fold doors to the rear. Benefitting from underfloor heating on the ground floor. All bathrooms and kitchens are still as almost new condition. The property enjoys an exceptionally large frontage with an area of garden with a landscape for extension (subject to planning permission). The property also benefits from electrical car charging point and solar panels.

The property is set in the middle 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 accommodation comprises:

FRONT DOOR

Opening to:

ENTRANCE HALLWAY

Engineered oak flooring with underfloor heating. Useful understairs cupboard and fitted double cloaks cupboard.

CLOAKROOM

Beautifully presented with window to front. WC. Hand wash basin. Vanity unit. Ceramic tiled flooring.

SITTING ROOM

Bay-style window to front. Engineered oak flooring with underfloor heating. Feature of this room is the exceptional electric flame feature fire included.

KITCHEN/DINING ROOM

Bi-fold doors opening onto quality rear terrace overlooking rear garden. Windows to side. Engineered oak flooring with underfloor heating. Spotlights.

KITCHEN AREA

Fitted out with range of quality units by Howdens incorporating base and eye-level units with inset sink unit with monobloc tap and extending to breakfast bar. Integral induction hob. Bosch electric double oven and induction hob with extractor hood over. Integrated fridge/freezer. Integrated dish washer. Integrated waste storage area.

UTILITY ROOM

With same base and eye-level units with inset sink unit. Cupboards. Fitted washer/drier machine. Cupboard housing. Combi gas fired boiler serving domestic hot boiler and central heating. Door open to side area.

STAIRCASE

With fitted carpeting leading to landing. Access to insulated and boarded loft with light and ladder. **NOTE** *Solar panels operating equipment*. Airing cupboard.

MASTER BEDROOM

Window to front. Fitted carpeting. Panelled radiator.

ENSUITE

Walk in shower cubicle with fitted power shower. Hand wash basin. Vanity Unit. WC. Chrome heated towel rail.

BEDROOM 2

Window to rear. Fitted carpeting. Range of quality fitted wardrobes.

BEDROOM 3

Window to rear. Fitted carpeting. Panelled radiator.

BEDROOM 4

Window to front. Fitted carpeting. Panelled radiator.

QUALITY FAMILY BATHROOM

Shaped bath with matching screen. Panelled shower. Hand wash basin in vanity unit. WC. Chrome heated towel rail. Tiled flooring. Window to side.

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OUTSIDE

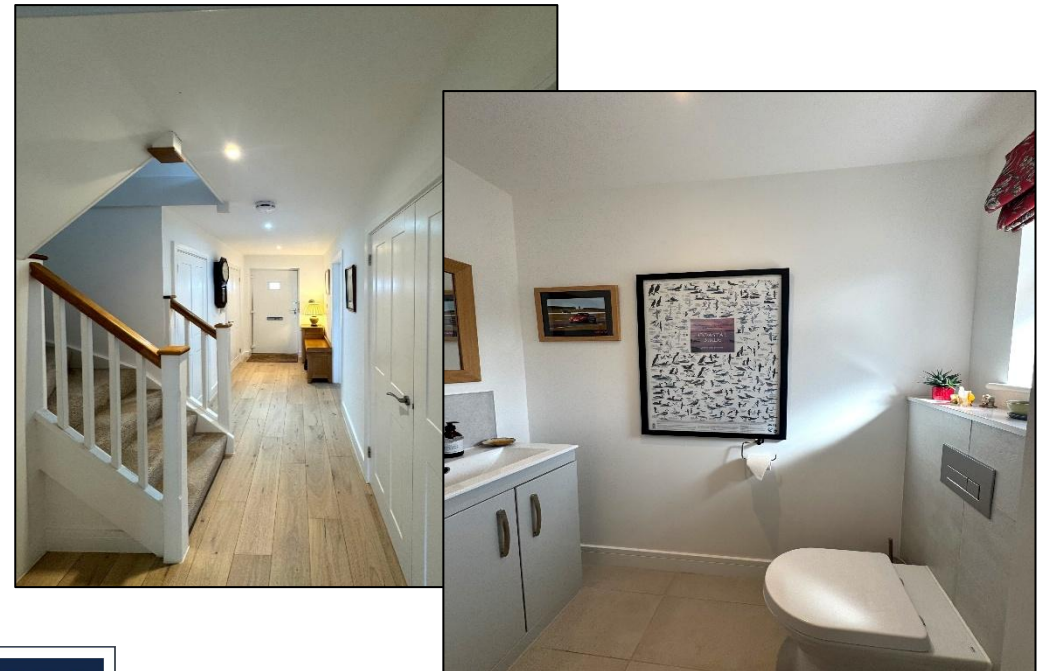
Property enjoys a spacious area frontage with car parking for at least 4 cars. Electric car charging point. To the front and side is an area of lawn with access gate through to rear. To the side of the property, from the rear, is a gravelled surface area. The main feature of the property is the lovely two-tier paved terrace area overlooking the 180 ft landscaped rear garden which is fenced and laid mainly to lawn with established shrubs and vegetable beds. Garden Shed.

AGENTS NOTE**

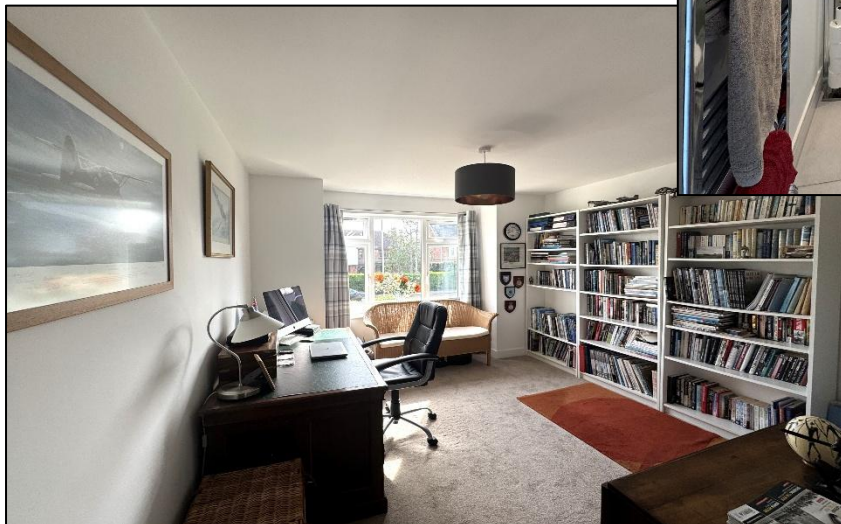
Water , electricity and internet cabling has been laid underground to the bottom of the garden in case someone wishes to install a cabin.



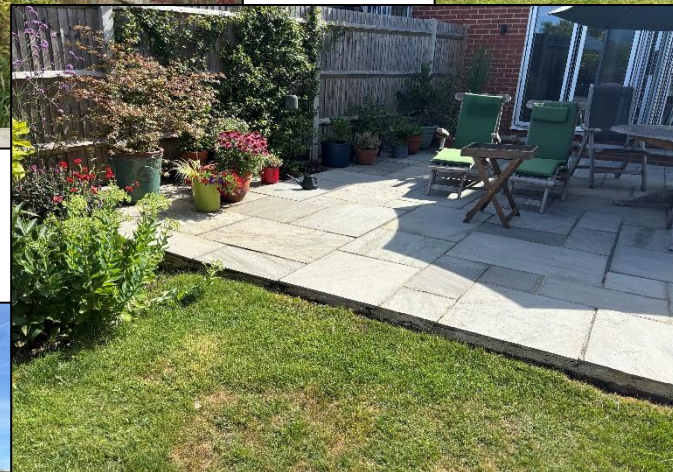
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COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details & plans 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

