

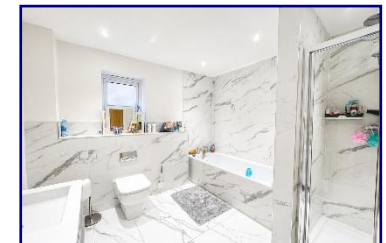
# RADFORDS

ESTATE AGENTS

Village Houses



**45 FISHERS ROAD  
STAPLEHURST  
KENT  
TN12 0DD  
PRICE £780,000 - FREEHOLD**



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

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

# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

**ENTRANCE HALL, LIVING ROOM, STUDY, KITCHEN, DINING ROOM, UTILITY ROOM, CLOAKROOM, FIVE DOUBLE BEDROOMS WITH ENSUITE TO MASTER AND BEDROOM 2, FAMILY BATHROOM, INTEGRATED GARAGE, PARKING, GARDENS.**

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of Staplehurst take the main road towards Maidstone and turn right into Fishers Road two roads before the railway station, continue along and the property will be found on the left-hand side at the end with our For Sale board outside.

## DESCRIPTION

A recently built , five bedroomed detached property, with the benefit of full gas fired central heating, insulated cavity walls and loft, with feature brick fireplace and chimney to living room incorporating wood burning stove. A fully fitted quality contemporary style kitchen with soft-close draws and cupboards is included. Five double bedrooms with en-suite to master bedroom and bedroom two. Integrated double garage, additional parking and gardens.

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.



# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

## **RECEPTION HALL**

Engineered Oak flooring. Panelled radiator. Understairs cupboard. Door off to garage.

## **STUDY**

Window to front. Panelled radiator. Fitted carpeting.

## **SPACIOUS CLOAKROOM**

Window to side. WC suite. Vanity hand wash basin in vanity unit. Chrome heated towel rail.

## **LIVING ROOM/DINING ROOM**

Bi-fold doors opening onto patio with custom-made roman blinds and made to measure curtains. Open fireplace with fitted wood burning stove. Panelled radiator. Fitted carpeting.

### *Dining Area*

French doors opening onto patio. Panelled radiator. Fitted carpeting.

## **KITCHEN**

Superbly fitted out with quality kitchen units with granite worktop surfaces. 1.5 bowl inset ceramic sink unit with monobloc tap. Integrated dish washer. Integrated fridge-freezer. Five-ring gas hob with extractor hood. Double oven. Vertical panelled radiator.

## **UTILITY ROOM**

Units incorporating the stainless-steel single drain sink unit with monobloc tap. Gas fired boiler serving domestic hot water and central heating. Panelled radiator. Integrated washing machine and tumble drier. Door opening to side entrance.

Carpeted staircase leading to galleried landing...

## **LANDING**

Airing cupboard with hot water tank. Second useful storage cupboard. Landing is well planned and can provide an additional study area. Panelled radiator.

## **MASTER BEDROOM**

Window to front with custom-made roman blinds. Panelled radiator. Fitted carpeting. Triple wardrobe cupboard.

## **ENSUITE**

Window to side. Independent fitted walk-in shower. Hand wash basin and vanity unit. WC suite. Chrome heated towel rail. Shaver point.

## **BEDROOM TWO**

Window to rear with custom-made roman blinds. Panelled radiator. Fitted carpeting.

## **ENSUITE**

Walk in shower. Vanity hand wash basin. WC suite. Chrome heated towel rail. Shaver point.

## **BEDROOM THREE**

Window to front with custom-made roman blinds. Panelled radiator. Fitted carpeting.

## **BEDROOM FOUR**

Window to rear with custom-made roman blinds. Panelled radiator. Fitted carpeting.

# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

## BEDROOM FIVE

Window to rear with custom-made roman blinds. Panelled radiator. Fitted carpeting.

## FAMILY BATHROOM

Panelled bath. Vanity hand wash basin. WC suite. Shower cubicle. Fitted shower. Chrome heated towel rail. Tiled flooring.

## OUTSIDE

The property has the benefit of double garage with ample car parking to the front with brick hard standing area for several cars with additional private car parking space. The front garden is neatly laid to lawn with cherry tree. Rear garden laid mainly to lawn and backing onto woodland with quality fenced boundaries.

## COUNCIL TAX

Maidstone Borough Council Tax Band **G**

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	91 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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 and 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.*

# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD



45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD



45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD



45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD



45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD



# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

## SPECIFICATION

### Energy Efficiency

- Gas fired central heating
- Insulated cavity walls
- Insulated loft space
- Feature brick fireplace and chimney to living room incorporating a wood burning stove

### Bathroom, En-suite and cloakroom

- Contemporary white sanitary ware
- Chrome taps and fittings
- Thermostatic shower valves to en-suites
- Shaver point to bathroom and en-suites

### Kitchen

- Custom fitted kitchen units – a contemporary style kitchen with soft close drawers and cupboards
- Granite work surfaces and coloured aluminium splash backs
- Ceramic sink unit with drainer and chrome mixer taps
- Double electric ovens, gas hob with extractor hood
- Integrated dishwasher and wine cooler in all plots
- Integrated American style fridge/freezers
- Low energy under cupboard down lighters
- Utility room fitted with contemporary glass units with laminated worktop and upstand. Single bowl sink.

### Electrical

- Low voltage LED down lights to all bathrooms, hallways, cloakroom, utility rooms and kitchen areas. Pendant light fitting featured throughout.
- Generous supply of power outlets
- Prewired telephone point in living room
- TV point in living room, dining room, breakfast/family room and all bedrooms

### General

- Oak panelled doors with contemporary chrome door furniture and ironmongery.
- White painted softwood spindles to staircase with oak handrail
- 100mm deep skirting boards throughout finished in white gloss
- UPVC double glazed windows throughout
- Aluminium bi-fold doors to living room, composite front door and UPVC rear door
- Painted walls throughout

### Flooring

- Oiled engineered oak flooring to the entrance hall
- Fitted carpet to living room/dining area, stairs, landing and all bedrooms.
- Ceramic tiled floors to kitchen, bathroom, ensuite and cloakroom

## 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

### **For your peace of mind**

- Burglar alarm fitted with Passive Infra-red sensors and door contacts
- Secure by design multi-point locking to all windows and doors
- Toughened glass to all external doors
- External lighting on automatic PIR detectors
- Secure by design locks to all external doors
- Ring door-bell camera.

### **External**

- Oak post coach style single garage incorporating integral shed with power and lighting
- integral garages with light and power and electric garage door
- Turfed garden with landscaping
- External cold-water taps are provided to the rear garden
- Landscaping to front garden
- External electrical socket in rear

# 45 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

## FLOORPLANS

