

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



14 OLIVER ROAD  
STAPLEHURST  
KENT  
TN12 0TD  
**PRICE £475,000 FREEHOLD**



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# 14 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TD

**A BEAUTIFULLY PRESENTED REFURBISHED AND EXTENDED DETACHED FAMILY HOUSE WITH IDEAL ACCOMMODATION FOR AN ADDITIONAL RELATIVE.**

**ENTRANCE VESTIBULE, LIVING ROOM/DINING ROOM, CONSERVATORY, REFITTED KITCHEN, UTILITY ROOM, RECENTLY INSTALLED SPACIOUS SHOWER ROOM, BEDROOM 4/STUDY, LANDING, THREE BEDROOMS, BATHROOM, BEAUTIFULLY MAINTAINED GARDENS, GARAGE, CAR PARKING SPACE FOR SEVERAL CARS, CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From our offices proceed to the main traffic lights in the village and turn into Marden Road. Take the third turning left into Oliver Road and the property will be found a short way along on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

Built originally by Wimpey Homes and extended approximately 20 years ago, this is an exceptional opportunity to acquire a spacious and well-planned accommodation. The property would ideally suit someone needing separate accommodation for a relative with room for fourth bedroom or study. The garage lends itself to be converted into an additional room, subject to planning permission. The extended ground portion has underfloor heating and the remainder of the house benefits from gas-fired central heating and double glazing throughout. The gardens are beautifully maintained and are a feature of the property.

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 accommodation with approximate dimensions comprises: -

### **ENTRANCE VESTIBULE**

Replacement front door and window to side. Fitted carpeting. Door opening through to:

### **LIVING ROOM/DINING ROOM**

22'5" x 12'0" narrowing to 8'11". Window to front and patio doors opening to rear garden. Fitted carpeting. Two radiators. A feature stone-effect fireplace housing electric fire. Door off to:



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### CONSERVATORY

8'11" x 8'6". Double glazed with patio doors opening onto rear garden.



### KITCHEN

12'1" x 7'2". Window to rear. Fitted out with base and eye level units with under lighters. Diplomat gas hob with extractor hood over. Diplomat oven. Bosch dishwasher. Tiled splashbacks. Useful twin understairs cupboard, one suitable for housing fridge freezer.



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### UTILITY ROOM

7'6" x 6'9". Space and plumbing for washing machine, tumble drier and freezer. Door opening through to:



### LARGE SHOWER ROOM

10'9" x 6'8". Recently refitted out with quality shower. Vanity unit incorporating WC and hand wash basin. Tiled walls. Underfloor heating.



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## BEDROOM 4/STUDY

11'2" x 7'2". Window to front. Fitted carpeting. Underfloor heating.



## GARAGE

17'1"x 8'1". Light and power. Up and over door. (Agents Note: It is considered that the garage could be converted to a further room, subject to planning permission.)



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## STAIRCASE

Window to side. Fitted carpeting. Radiator. Leading to:

## LANDING

Access to insulated loft area.

## BEDROOM 1

12'11" x 10'10". Window to front. Radiator. Fitted carpeting.



## BEDROOM 2

10'9" x 8'3". Window to rear. Radiator. Fitted carpeting. Airing cupboard with hot water cylinder. Fitted wardrobe cupboards.



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### BEDROOM 3

9'4" x 9'0". Window to front. Radiator. Fitted carpeting.



### BATHROOM

Double aspect. Panelled bath. Hand wash basin. Radiator. Tiled splashbacks. Separate WC.



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### OUTSIDE

The property enjoys a large area of frontage with block paved driveway with parking for several cars. The main garden is neatly laid to lawn. The garden to the rear is laid mainly to lawn with paved area of patio and established plants. Useful side storage area.



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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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

## 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.

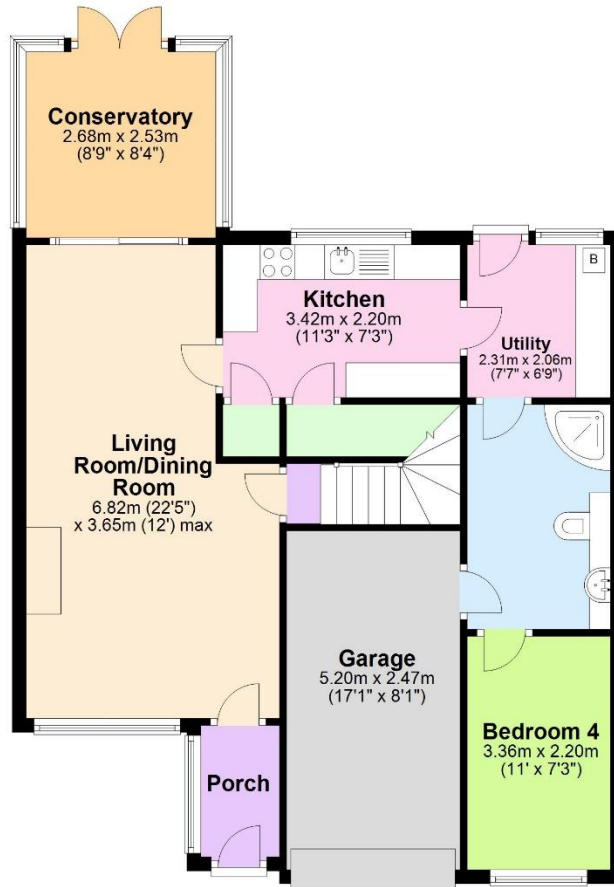


*These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the 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.*

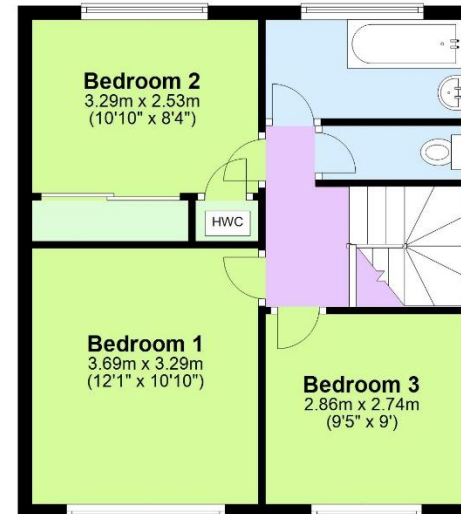
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## FLOORPLANS

### Ground Floor



### First Floor



Total area: approx. 120.7 sq. metres (1299.3 sq. feet)

Note - Dimensions are approximate

Includes garage area

Plan produced using PlanUp.