

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**1 FIR TREE CLOSE  
STAPLEHURST  
KENT  
TN12 0AT  
PRICE GUIDE £545,000 FREEHOLD**



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# 1 FIR TREE CLOSE, STAPLEHURST, KENT, TN12 0AT

**A DECEPTIVELY SPACIOUS AND RECENTLY FULLY REFURBISHED FIVE-BEDROOM SEMI-DETACHED HOME, OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT. THE PROPERTY HAS BEEN THOUGHTFULLY MODERNISED TO A HIGH STANDARD, OFFERING MODERN FINISHES THROUGHOUT AND A WELL-PLANNED LAYOUT IDEAL FOR EVERYDAY FAMILY LIVING.**

**ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, STUDY, UTILITY ROOM, CLOAKROOM, LANDING, BEDROOM 1 WITH ENSUITE, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDEN WITH OUTBUILDING (CURRENTLY USED AS GYMNASIUM), OFF-ROAD PARKING FOR APPROXIMATELY FOUR CARS, CRANBROOK SCHOOL CATCHMENT AREA**

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

**DIRECTIONS** The property is situated on the main A229 within the village of Staplehurst next door to our offices just before the brow of the hill.

## **DESCRIPTION**

This beautifully refurbished semi-detached village home is an absolute must-see to fully appreciate the exceptionally spacious accommodation on offer. Ideally positioned within walking distance of the mainline station, the property combines convenience with generous living space.

The home has been extensively updated throughout and now benefits from a newly fitted kitchen, brand new bathrooms, a recently installed boiler, and new radiators throughout. In addition, the property features new carpets and stylish Karndean flooring, creating a fresh and contemporary finish across the entire home.

Further benefits include off-road parking for approximately 4 vehicles, replacement double glazing, and gas-fired central heating. An internal inspection is highly recommended to fully appreciate the quality and space this impressive home provides.

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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## **FRONT**

The property is approached over a driveway of brick paving which provides off-road parking for approximately 4 cars. Bin Store.

## **ENTRANCE PORCH**

Outside light. Outside sensor light. Post box. Personal door to garage. New front door leading through to:

## **ENTRANCE HALL**

Spotlights. Understairs cupboard. Meter cupboard. Radiator. Karndean flooring. Thermostat.

## **LIVING ROOM**

Window to front with fitted shutters. Spotlights. Range of fitted cupboards. Wood burning stove with tiled hearth. Radiator. Fitted carpeting.

## **KITCHEN**

Range of base and eye level units with worktop and 1½ stainless steel sink unit. Integrated Blomberg dish washer. Tiled splashbacks. Range cooker with Rangemaster extractor hood over. Karndean flooring. Spotlights.

## **DINING AREA**

Window to rear with fitted shutters. Five spot ceiling light. Karndean flooring. Vertical radiator.

## **STUDY**

Patio doors opening onto rear garden. Ceiling light. Shelving. Karndean flooring. Radiator.

## **UTILITY AREA**

Two strip lights. Worktop space with space and plumbing for washing machine and tumble drier under. Radiator. Personal door to garage. Door to garden. Karndean flooring.

## **GARAGE**

Newly fitted boiler. Light and power. Electrically operated garage door.

## **STAIRCASE**

T-shape. Newly fitted carpeting. Leading to:

## **LANDING**

Opaque window to side. Access to loft area. Radiator. Two pendant light fittings.

## **BEDROOM 3**

Window to front with fitted shutters. Pendant light fitting. Half-panelled walls. Radiator. Fitted carpeting.

## **FAMILY BATHROOM**

Opaque window to rear. Motion sensor lights. Part-tiled walls. Heated towel rail. Hand wash basin and WC in unit. Panelled bath with mixer tap, rainfall shower head, handheld shower and screen. Tiled flooring.

## **BEDROOM 1**

Window to rear and side with fitted shutters. Two pendant light fittings. Fitted carpeting.

## **ENSUITE**

Large walk-in shower with rainfall shower head, handheld shower and screen. WC and hand wash basin in unit. Heated towel rail. Part-tiled walls. Tiled flooring.

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## BEDROOM 2

Window to front with fitted shutters. Pendant light fitting. Fitted carpeting. Radiator. Two useful storage cupboards.

## BEDROOM 4

Window to rear with fitted shutters. Radiator. Two pendant light fittings. Fitted carpeting.

## BEDROOM 5

Window to front with fitted shutters. Pendant light fitting. Radiator. Fitted carpeting. Useful storage cupboard.

## GARDEN

Patio area with steps leading to area of lawn. Stepping stones leading to outbuilding with power, currently used as a gymnasium. Gravelled seating area with storage shed. Outside tap. Outside electrical socket.

## COUNCIL TAX

Maidstone Borough Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Rating: C

## MONEY LAUNDERING REGULATIONS

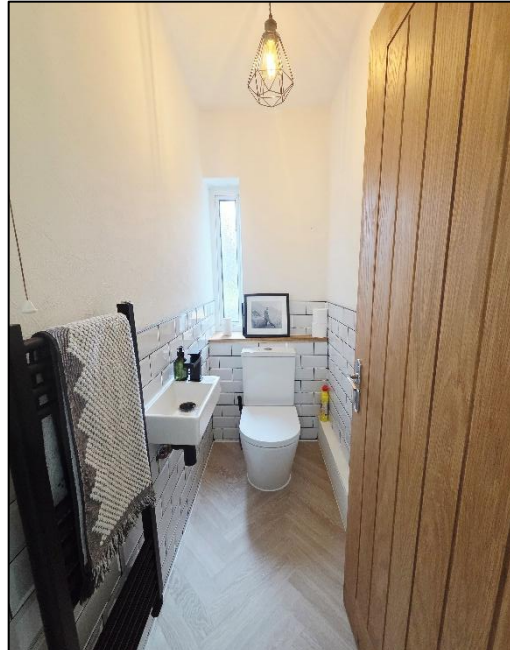
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.*

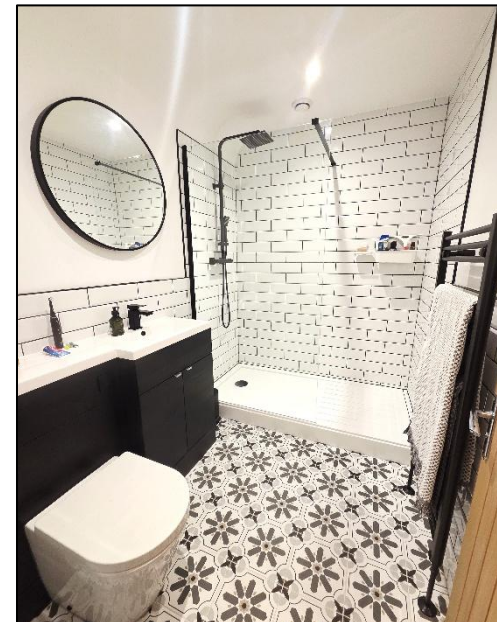
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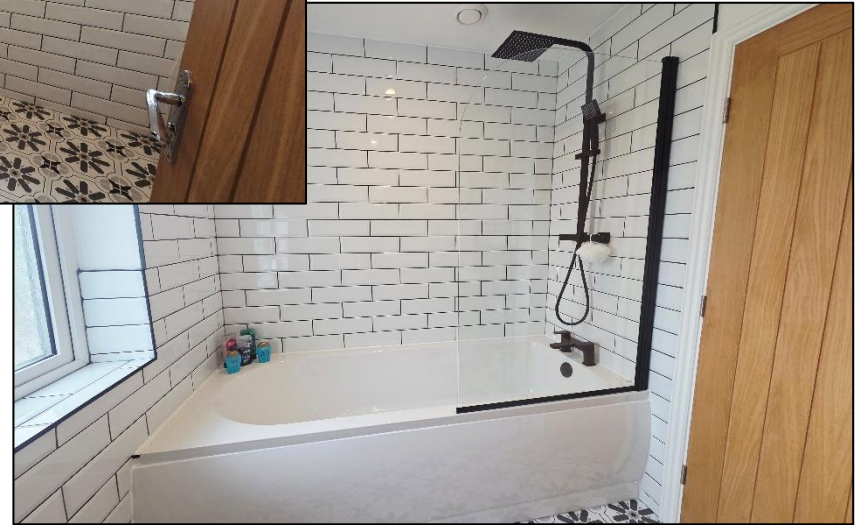
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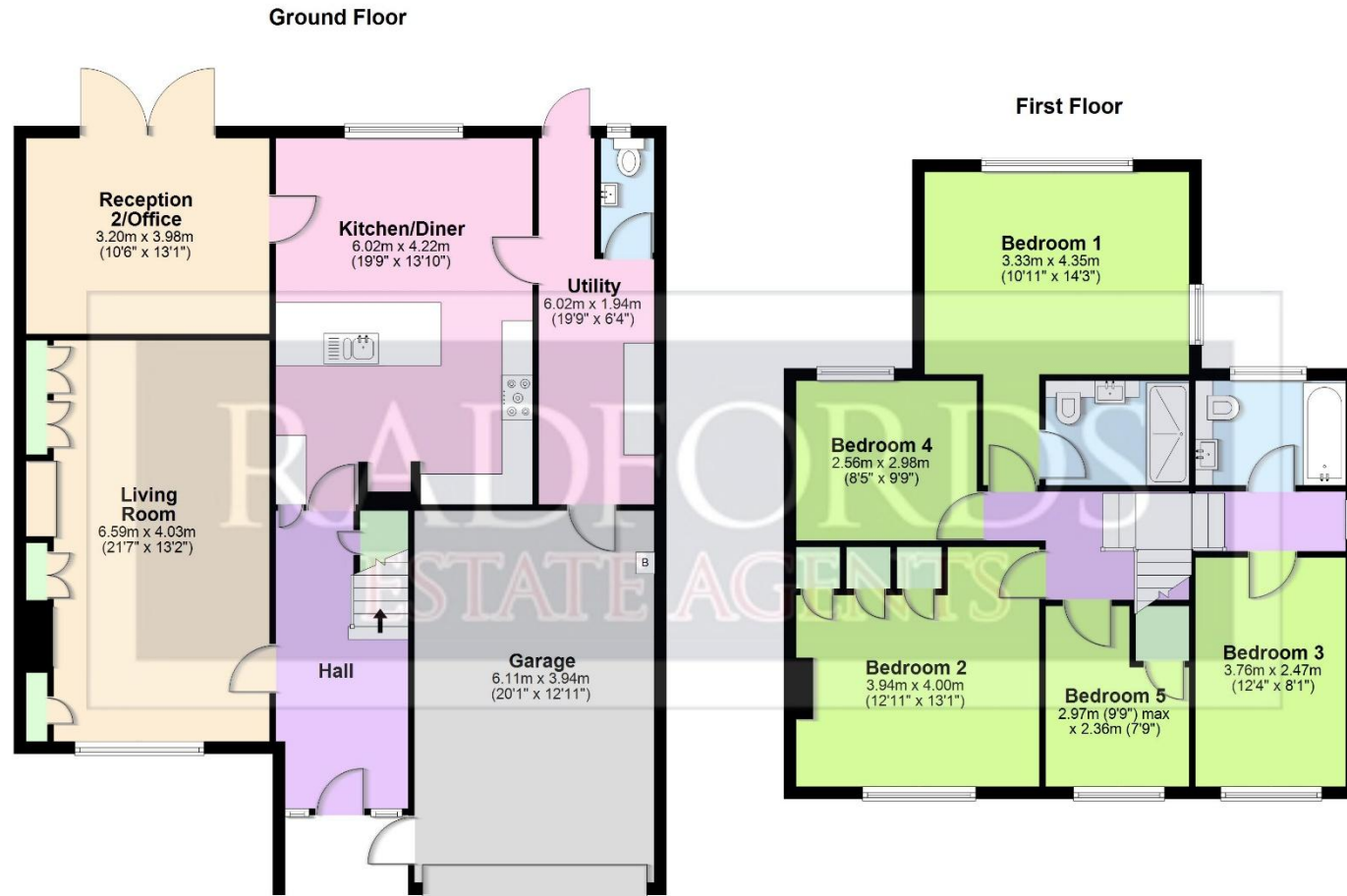


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## FLOORPLANS



Total area: approx. 179.8 sq. metres (1935.8 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Total floor area includes the integral garage

Plan produced using PlanUp.