

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**41 SLANEY ROAD
STAPLEHURST
KENT, TN12 0SE
£365,000
FREEHOLD**



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ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINER, LANDING, 3 BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE AND GARDENS

A well-maintained, semi-detached, family house situated in a good location within the village of Staplehurst.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst proceed to the main traffic lights and turn into Headcorn Road, take the third turning right into Slaney Road and the property will be found on the left-hand side just before Weld Close with our for-sale board outside.

DESCRIPTION An opportunity to acquire a three bedroomed semi-detached property within easy walking distance of the village amenities. The property has the benefit of a good-sized garden and double garage as well as a full gas-fired central heating throughout. The accommodation is well-planned and one of the advantages of this property is the corner position with potential for extending/redeveloping the garage area (subject to planning permission). There is no onward chain and an internal inspection is highly recommended.

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 property comprises:

ENTRANCE HALL

Fitted carpeting. Radiator to side. Door to right leading to:

CLOAKROOM

Tiled flooring. Radiator to side. Window to front. WC. Hand wash basin, Shelving.

LIVING ROOM

Enter from entrance hall. Fitted carpeting. Radiator to front. Window to front. Under stairs storage with some shelving. Stairs on right leading to landing.

KITCHEN/DINING ROOM

Tiled flooring.

Kitchen:

Window to rear. Range of base and eye level units. 1½ bowl sink. Plumbing for washing machine. Area for mini fridge. Free standing cooker. Breakfast bar area.

Dining room:

Radiator to side. Cabinets. Sliding door to rear garden.

LANDING

Leading from spiral staircase in Living room. Fitted carpeting. Metal banisters. Airing cupboard with water tank. Access to loft.

BEDROOM ONE

Window to front. Radiator to front. Fitted carpeting. Built-in wardrobe.

BEDROOM TWO

Window to rear. Radiator to rear. Fitted carpeting.

BEDROOM THREE

Window to rear. Radiator to rear. Fitted carpeting. Fitted wardrobes.

FAMILY BATHROOM

Tiled flooring. Window to front. Radiator to side. Towel rail. Panelled bathtub with shower attachment. Tiled backsplash. WC. Hand wash basin.

OUTSIDE

The frontage enjoys an area laid to lawn with established borders of bushes and foliage, with a paved pathway leading to the front door. To the side of the property is a double garage and 2 car parking spaces in front as well, access to the garages can also be gained from the rear garden. Inside the garages, there's electric and light and the doors are manually operated. The property has a side gate which provides access to the garden from the front.

The rear garden is almost entirely laid to lawn except a small path which allows access from the dining room. The property enjoys a very good-sized garden facing east with borders of fencing and foliage. A greenhouse is also situated within the rear garden and would require some restoration before being of use again.

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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC Rating: C

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details 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



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

Dimensions are approx

Garage not included in floor area

Plan produced using PlanUp.