

# RADFORDS

ESTATE AGENTS

*Village Houses*



**47 SLANEY ROAD  
STAPLEHURST  
KENT  
TN12 0SE  
£325,000 - FREEHOLD**



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# 47 SLANEY ROAD, STAPLEHURST, KENT , TN12 0SE

## A BEAUTIFULLY PRESENTED AND UPDATED THREE BEDROOMED, MID-TERRACED PROPERTY

**ENTRANCE VESTIBULE, OPEN PLAN LIVING ROOM EXTENDING INTO KITCHEN/DINING AREA, LANDING, 3 BEDROOMS, BATHROOM, GARDEN, SUMMERHOUSE, GARAGE EN BLOC WITH CAR SPACE IN FRONT, CRANBROOK SCHOOL CATCHMENT AREA**

**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 on the left-hand side just after the exit for Weld Close.

**DESCRIPTION** A well-presented and wonderfully maintained terraced property with a unique open plan downstairs, showcasing the central staircase leading up to the spacious landing. The property enjoys the benefit of a kitchen/dining area and a beautiful patio dining space overlooking the lawn area and summer house, parking for this property is garage en bloc with a car parking space in front which is situated to the left side of the terraced properties. The upstairs offers three good-sized bedrooms and a bathroom with a walk-in shower.

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 door opening to:

## ENTRANCE VESTIBULE

Useful storage area.

## OPEN PLAN LIVING ROOM

Window to front with bifold shutters. Radiator to side.  
Electric fireplace. Wood laminate flooring. Leading onto:

## OPEN PLAN KITCHEN/DINING AREA

Window to rear. Base and eye level units. Integrated  
Dishwasher. Beko integrated electric oven and hob with  
extractor hood. Wood laminate flooring. Spotlights. Double doors  
leading outside. Stairs leading to:

## LANDING

Wood flooring. Access to partial boarded loft with recently  
fitted ladder. Leading to:

## BEDROOM 1

Window to front. Radiator to side. Fitted wardrobe. Wood laminate  
flooring.

## BEDROOM 2

Window to rear. Radiator to side. Fitted wardrobe. Wood laminate  
flooring.

## BEDROOM 3

Window to front. Radiator. Wood laminate flooring.

## OUTSIDE

Patio area with seating overlooking lawn area. Summerhouse. Garage  
en bloc -fitted with new door and roof- with car parking space.

## COUNCIL TAX

Maidstone Borough Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

## MONEY LAUNDERING REGULATIONS

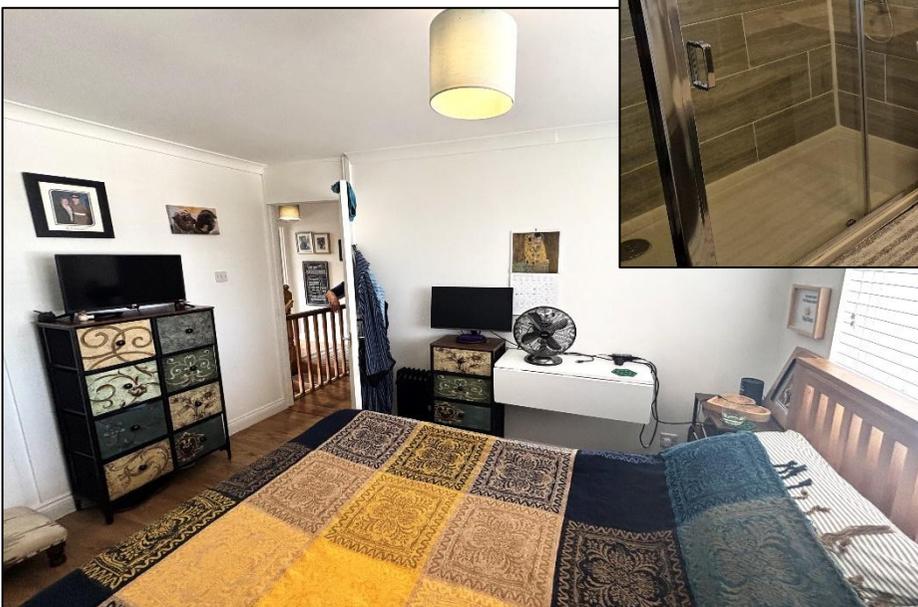
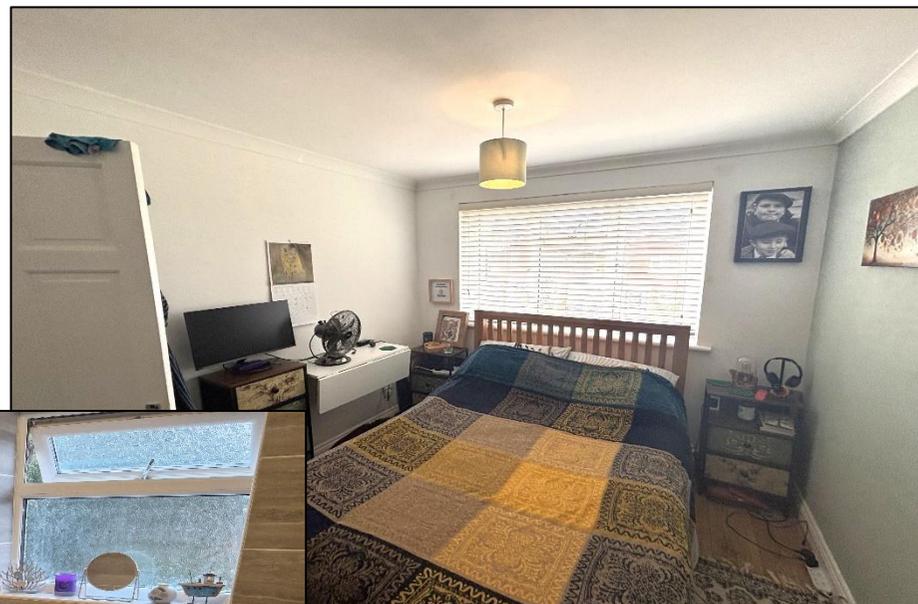
Intending purchasers will be asked to produce identification documentation at a later  
stage and we would ask for your co-operation in order that there will be no delay in  
agreeing the sale.

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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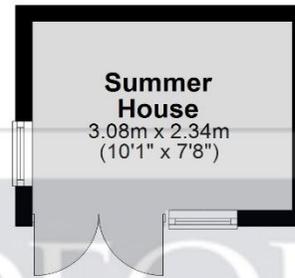
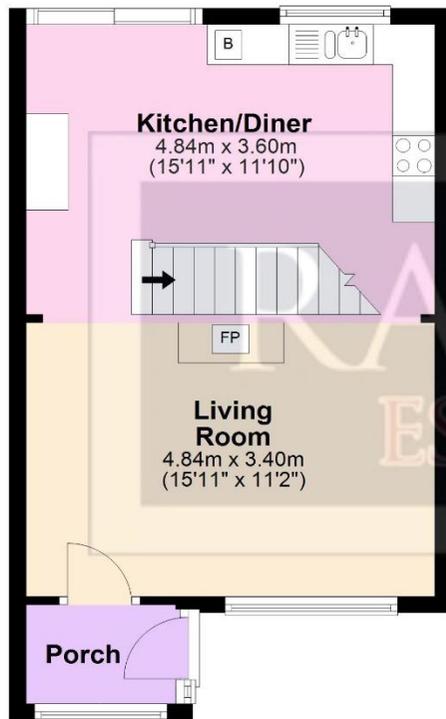
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## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (843.9 sq. feet)

Dimensions are approx

Plan produced using PlanUp.