

RADFORDS
ESTATE AGENTS

Village Houses



**32 OLIVER ROAD
STAPLEHURST
KENT
TN12 0TG
PRICE £290,000 FREEHOLD**



The Estate Office, Crampton House
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APPROVED CODE

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32 OLIVER ROAD, STAPLEHURST, KENT, TN12 0TG

AN IMMACULATE AND BEAUTIFULLY PRESENTED TWO-BEDROOM HOME, FEATURING A SPACIOUS LIVING/DINING ROOM, WELL-FITTED KITCHEN AND AN ATTRACTIVE ENCLOSED REAR GARDEN. CONVENIENTLY SITUATED WITHIN THIS POPULAR VILLAGE DEVELOPMENT AND THE CRANBROOK SCHOOL CATCHMENT AREA, WITH THE ADDED BENEFIT OF A GARAGE AND PARKING SPACE.

ENTRANCE VESTIBULE, LIVING ROOM/DINING ROOM, WELL-FITTED KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDENS, GARAGE EN BLOCK, WITHIN CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into the Marden Road and third left into Oliver Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire an immaculate and well-presented mid terraced property with the benefit of full gas-fired central heating and replacement double glazing. The property is conveniently situated for easy access to the village and its local facilities.

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 comprises:

ENTRANCE VESTIBULE

Laminate Oak-effect flooring. Door opening through to:

LIVING ROOM/DINING ROOM

Bay window to front with fitted venetian blinds. Radiator with fitted cover. Laminate Oak-effect flooring. Understairs cupboard.

KITCHEN

Window to rear. Door opening onto rear garden. Fitted with base and eye level units with natural wood worktop surfaces with stainless steel single drainer sink unit with monobloc tap. Space and plumbing for washing machine. Neff electric oven with gas hob over and extractor hood. Potterton gas-fired boiler serving domestic hot water and central heating. Radiator. Space for fridge freezer.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to insulated loft area which is part boarded. Airing cupboard.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Range of double fitted wardrobe cupboards.

BEDROOM 2

Window to rear. Fitted blinds. Useful storage cupboard. Radiator. Fitted carpeting.

BATHROOM

Panelled bath with shower over and screen. WC. Hand wash basin. Extractor fan.

OUTSIDE

To the rear is an attractive and well-maintained enclosed garden, predominantly laid to lawn with a paved patio area providing space for outdoor seating. The garden is bordered by established hedging, fencing and planted borders, with gated access to the rear. The garage is en bloc and the second from the left with parking space.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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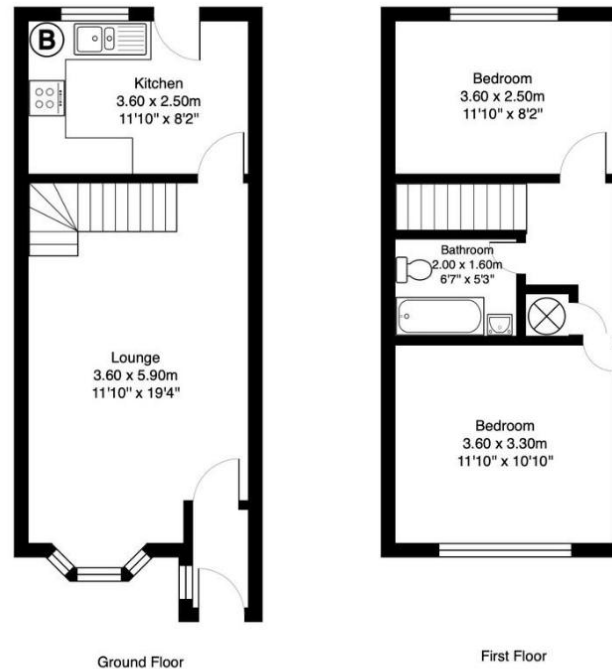


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FLOORPLANS



Total Area: 63.0 m² ... 678 ft²

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.