

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



10 FLETCHER ROAD
STAPLEHURST
KENT
TN12 0LP
PRICE £360,000 - FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsstates.co.uk
www.radfordsstates.co.uk
01580 893152

10 FLETCHER ROAD, STAPLEHURST, KENT, TN12 0LP

A WELL-MAINTAINED, 3 BEDROOM, SEMI DETACHED HOUSE SET IN A QUIET ROAD IN THE HEART OF STAPLEHURST VILLAGE AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, LANDING, THREE BEDROOMS, DETACHED GARAGE AND GARDENS WITH DRIVEWAY FOR ATLEAST 3 CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the crossroads in Staplehurst, proceed straight on the High Street (A229) until you reach The Parade, turn into Offens Drive and continue to follow the road, take the third right into Fletcher Road and the property will be found a short way up on the right-hand side with our For Sale board.

DESCRIPTION A beautifully presented and well-maintained family home with spacious rooms throughout. The property benefits from a freshly decorated bathroom upstairs and a stunning conservatory overlooking the garden, as well as a detached garage and plenty of car parking. Set in Fletcher Road, the property enjoys minimal traffic. The property enjoys a garden equipped with a sun dial and a shed as well as a detached garage.

The property is set near the centre 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

Wood laminate flooring. Storage cupboard with combi boiler.
Door to:

LIVING ROOM

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

DINING ROOM

Sliding door to conservatory. Radiator to side. Fitted carpeting.

KITCHEN

Wood laminate flooring. Window to side. Range of base and eye-level units. Integrated electric oven and hob with extractor hood. 1.5 Ceramic sink.

CONSERVATORY

Brick and glazed construction. Doors opening onto rear garden.
Ceramic tiling. Radiator to side.

LANDING:

Fitted carpeting. Useful storage cupboard. Window to side. Access to partially boarded loft.

BEDROOM ONE

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

BEDROOM TWO

Fitted carpeting. Window to rear. Radiator to rear. Built in wardrobe.

BEDROOM THREE

Fitted carpeting. Window to front. Radiator to front. Storage cupboard.

BATHROOM

Walk-in shower. WC. Hand wash basin. Chrome heated towel rail.
Window to rear. Laminate flooring.

OUTSIDE

Some of the key features of this property are the gardens, the rear garden which is laid to lawn with a patio area to the front continues to lead the path across the garden which has distinguished borders throughout. To the side of the property there is a vegetable patch , a wooden shed for storage, as well as a detached garage with electric and power. The front of the property enjoys a beautiful display of flowers which boarder the brick driveway which has enough car parking for at least 3 cars.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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.

DISCLAIMER

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



Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Dimensions are approx

Plan produced using PlanUp.