

RADFORDS
ESTATE AGENTS

Village Houses



**1 FISHERS CLOSE
STAPLEHURST
TN12 0DB
PRICE £389,950
FREEHOLD**



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High Street, Staplehurst
Kent, TN12 0AU

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1 FISHERS CLOSE, STAPLEHURST, KENT, TN12 ODB

AN EXCEPTIONAL AND WELL-PRESENTED SEMI-DETACHED HOUSE IN A QUIET CUL-DE-SAC POSITION CONVENIENTLY SITUATED TO BE WITHIN WALKING DISTANCE OF THE MAINLINE TRAIN STATION AND SAINSBURYS SUPERMARKET YET ENJOYING A SECLUDED LOCATION

ENTRANCE HALL, LIVING ROOM, KITCHEN/DAY ROOM, LANDING, REFURBISHED BATHROOM, THREE BEDROOMS, GARAGE & ADJOINING CLOAKROOM AREA, FAMILY GARDEN, CRANBROOK SCHOOL CATCHMENT AREA, PLANNING PERMISSION HAS BEEN GRANTED FOR THE DEMOLITION OF THE EXISTING GARAGE AND RECREATION OF AN ADDITIONAL BEDROOM AND EXTENDED FAMILY ROOM WITH A UTILITY AND CLOAKROOM AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst, proceed along Station Road and turn into the first right into Fishers Road and another right into Hurst Close and first left into Fishers Close.

DESCRIPTION

A fine example of the popular chalet-style semi-detached houses on this small and selective element. The property has been extensively upgraded with replacement quality kitchen and bathroom; the heating system has been overhauled with replacement boiler and radiators. The property enjoys the benefit of a quality paved terrace to the rear incorporating children's play area and useful outside shed and canape area, ideal for BBQs. 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 accommodation comprises:

ENTRANCE HALL

Approached through replacement double glazed front door. Panelled radiator. Tiled flooring. Useful understairs cupboard.

LIVING ROOM

Double glazed window to front with fitted quality shutters. Panelled radiator. Engineered LVT flooring. Feature slates-styled fireplace housing wood-burner stove. Oak style glazed and framed door opening through to...

KITCHEN/DINING ROOM

Double glazed window to rear. Sliding patio door onto rear garden. Fitted out with range of quality base and eye-level units finished with ash worktop surfaces and inset sink unit. Integrated electric hob with extractor and Zanussi cooker. Space for American-style fridge freezer. Spotlights. Underlighters. Useful deep understairs storage cupboard. Vertical radiator. Staircase with fitted carpeting leading to landing.

LANDING

Panelled radiator with cover. Access to insulated loft.

BEDROOM ONE

Double glazed window to front. Panelled radiator. Fitted carpeting. Ceiling fan. Feature of this room is the panelling which extends to the fitted range of wardrobe cupboards.

BEDROOM TWO

Double glazed window to rear. Panelled radiator. Fitted carpeting.

BEDROOM THREE

Double glazed window to rear. Panelled radiator. Fitted carpeting.

BATHROOM

Refitted with shaped panelled bathtub with fitted independent shower and screen. Vanity unit housing hand wash basin and WC suite. Heated towel rail.

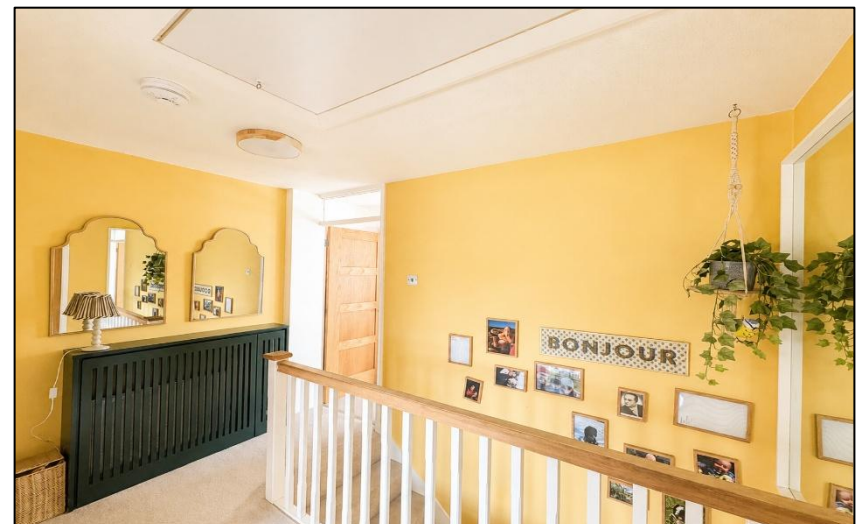
OUTSIDE

The property enjoys a large area of frontage with adequate parking for at least four cars. Single garage with up and over door and personal door. Side access gate providing access to rear garden with quality paved area of terrace, the remaining garden is laid to lawn with additional play area. Useful shed/cabin area and additional garden shed. Electric car charger.

Agents Note*

Planning permission has been granted for the demolition of the existing garage and recreation of an additional bedroom and extended family room with a utility and cloakroom area.

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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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

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.

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

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FLOORPLANS

Ground Floor



Total area: approx. 81.2 sq. metres (874.0 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Floor area does not include Garage or Garden Room

Plan produced using PlanUp.

