

RADFORDS
ESTATE AGENTS

Village Houses



**18 FISHERS ROAD
STAPLEHURST
KENT
TN12 0DD
PRICE £385,000 FREEHOLD**



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18 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, CONSERVATORY, LANDING, THREE BEDROOMS, FAMILY BATHROOM, REAR GARDEN, OFF-ROAD PARKING FOR AT LEAST TWO CARS, GARAGE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the main traffic lights in Staplehurst proceed down Station Road, just before you get to the round-about, take the right-hand turn into Fishers Road and the property will be found on the right-hand side after the Newlyn Drive turning with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a three-bedroom semi-detached property, conveniently situated within a short walking distance of Staplehurst Train Station and local amenities. The property offers well-proportioned accommodation and would make an ideal family home or first-time purchase. An internal inspection is recommended to fully appreciate the accommodation on offer.

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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ENTRANCE HALL

Ceiling light. Radiator with cover. Fitted beige carpeting.

LIVING ROOM

Window to front. Ceiling light. Fitted carpeting. Fireplace with hearth. Fitted shelf. Understairs cupboard. Archway through to:

KITCHEN/DINER

Window to rear, door to conservatory and door to garden. Tiled flooring. Ceiling lights. Range of base and eye level units with stainless steel single drainer sink and mixer tap. Space for dishwasher, washing machine, oven and fridge freezer. Radiator.

CONSERVATORY

Doors to garden. Tiled flooring. Electricity sockets.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Window to side. Fitted carpeting. Access to loft.

BEDROOM 1

Window to rear. Fitted carpeting. Ceiling light. Radiator.

BEDROOM 2

Window to front. Radiator. Fitted carpeting.

BEDROOM 3

Window to front. Radiator. Fitted carpeting. Ceiling light. Useful storage cupboard housing boiler.

BATHROOM

Window to rear. Panelled bath with shower over. Hand wash basin. WC. Laminate flooring. Towel rail. Toilet roll holder. Ceiling light.

OUTSIDE

The property enjoys an are of front garden with driveway for parking for at least two cars. Side access through to rear garden. To the rear there are various patio areas for seating, an area of lawn, pergola and two sheds.

GARAGE

Up and over door. Personal door to garden.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

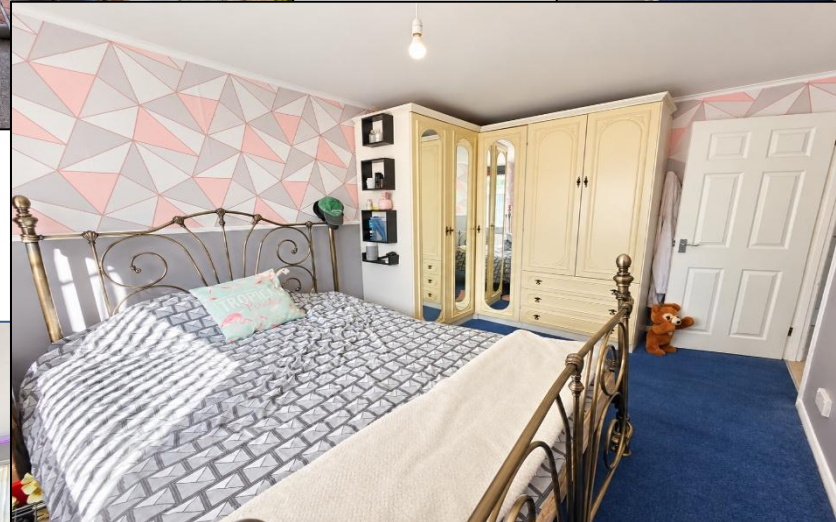
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

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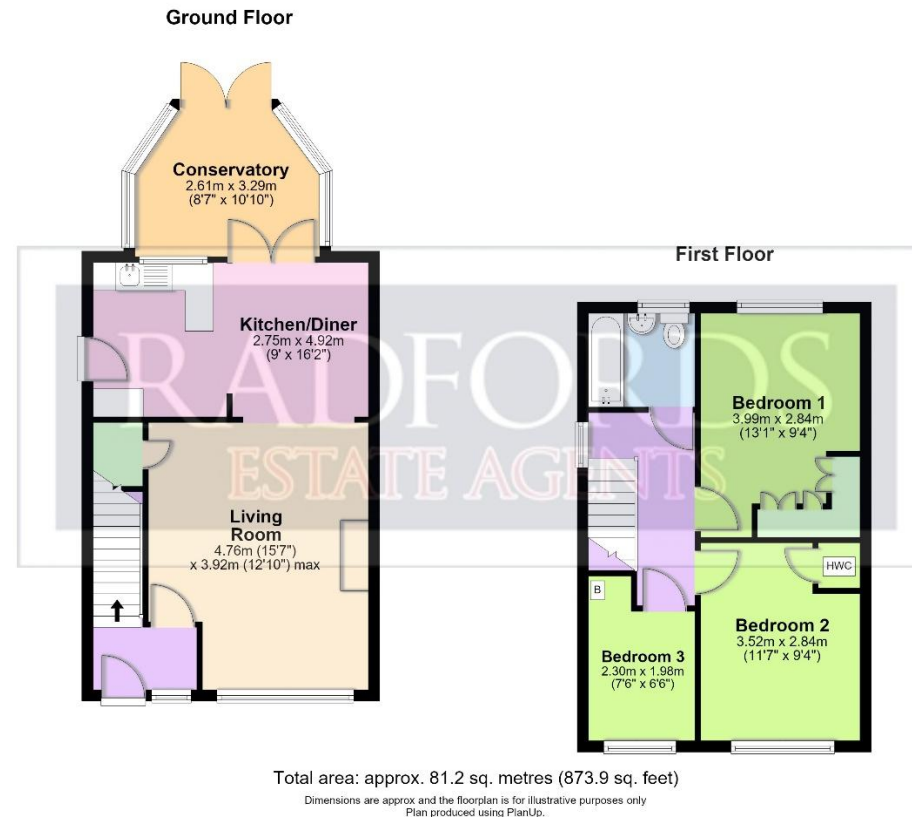


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FLOORPLANS



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.