

RADFORDS
ESTATE AGENTS

Village Houses



**1 PACKHAM DRIVE
MARDEN
KENT
TN12 9FJ**

PRICE £465,000 FREEHOLD



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1 PACKHAM DRIVE, MARDEN, KENT, TN12 9FJ

SITUATED WITHIN THE LOVELY VILLAGE OF MARDEN AND OCCUPYING A CORNER POSITION ON A SMALL VILLAGE DEVELOPMENT, THIS UNIQUELY STYLED HOUSE BY REDROW

ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, LANDING, BEDROOM ONE WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, WALLED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

from the centre of Marden proceed in the Goudhurst Road direction and coming near the end of the village turn right into Mayes Road. Take the first right into Tippen Way and first left into Packham Drive. The property will be found on the corner.

DESCRIPTION

Built approximately 8 years ago to a high standard, this well-presented detached family house offers spacious and well-planned family living accommodation and an internal inspection is highly recommended. One of the features is the lovely garden which is southwest facing, unspoilt and not overlooked with a curved feature wall. The property also has the benefit of solar panels. Vacant possession can be given upon completion.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



mate



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ENTRANCE HALL

Approached through front door. Radiator. Door off to:

CLOAKROOM

Window to rear. Radiator. WC. Hand wash basin.

LOUNGE

18'2" x 10'6". Double aspect with window to front and side. Fitted carpeting. Radiator. Useful understairs cupboard.



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KITCHEN/DINING ROOM

18'2" x 12'2". Window to front and side and patio doors opening onto rear garden. Fitted out with a range of base and eye level units incorporating dishwasher, gas hob with extractor over, integrated oven, integrated fridge freezer. Radiator.



STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Airing cupboard. Radiator. Access to partly boarded loft area, ladder and light.

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BEDROOM 1

13'7" x 10'9". Window to front. Radiator. Range of fitted wardrobes.



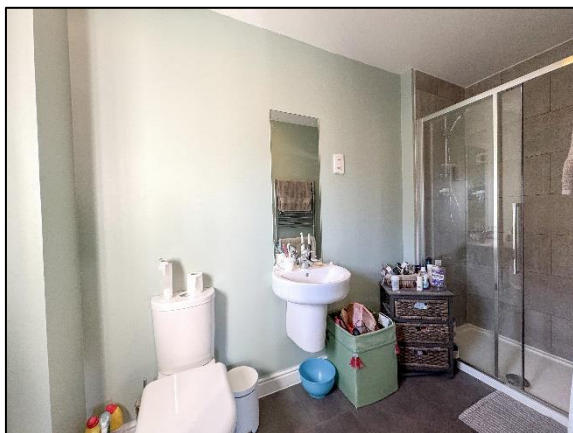
BEDROOM 2

9'7" x 9'2". Window to front. Radiator. Fitted carpet. Fitted wardrobes.



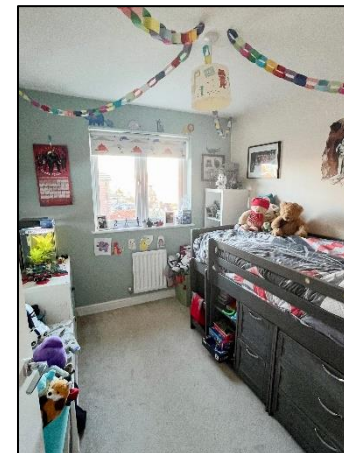
SPACIOUS ENSUITE

10'9" x 6'3". Walk-in shower. Hand wash basin. WC. Chrome heated towel rail. Window to side.



BEDROOM 3

9'2" x 8'4". Window to side. Radiator. Fitted carpeting.



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BATHROOM

7'0" x 6'1". Window to front. Panelled bath with shower over and glass screen. WC. Hand wash basin. Chrome heated towel rail.



OUTSIDE

The southwest facing sunny garden is nicely secluded behind a feature curved wall with an area of paved patio, lawn and area to side of garage. There is independent parking with access to the single garage (up and over door, light and power).

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ENERGY PERFORMANCE RATING

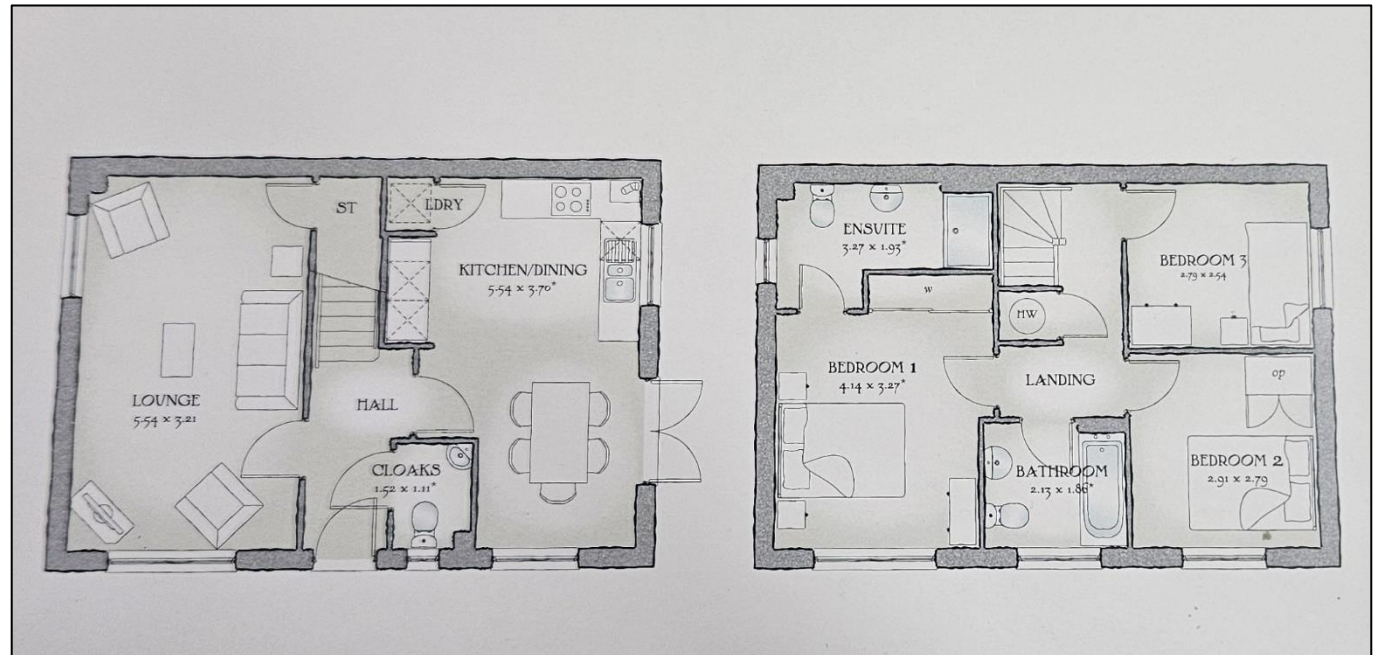
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

COUNCIL TAX

Maidstone Borough Council Tax Band E

FLOORPLANS



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.