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*Village Houses*

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Chain**



**WILLOW COTTAGE  
MARDEN ROAD  
STAPLEHURST  
KENT TN12 0PB**

**OFFERS IN EXCESS OF £350,000  
FREEHOLD**



The Estate Office, Crampton House  
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Kent, TN12 0AU



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# WILLOW COTTAGE, MARDEN ROAD, STAPLEHURST, KENT, TN1 0PB

**AN OPPORTUNITY TO ACQUIRE A SEMI-DETACHED COTTAGE FOR UPDATING AND REFURBISHMENT WITH POTENTIAL FOR EXTENSION OR REDEVELOPMENT**

**ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, REAR LOBBY, DOWNSTAIRS BATHROOM, THREE BEDROOMS, LARGE GARDENS AND GARAGE**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From Staplehurst proceed to the main crossroads and turn into Marden Road. Continue along and after passing through the roundabout the property will be found a short way along on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

A rare opportunity to acquire a spacious semi-detached cottage on the outskirts of the village of Staplehurst set in good-sized and well-maintained gardens. An ideal opportunity for full refurbishment but with the benefit of a fully operation central heating system already installed. The cottage offers a wide scope for either extension or further development, subject to planning permission. Vacant possession upon completion. 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 with approximate dimensions comprises: -

Front door opening through to:

## ENTRANCE HALLWAY

Leading to:

## DINING ROOM

12'0" x 10'0". Double glazed window to side. Radiator. Carpet. Wall lights.



## LIVING ROOM

11'9" x 10'0". Double glazed window to front and patio doors to side garden. Radiator. Carpet. Kentish stone fireplace with gas fire.



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## KITCHEN

14'6" x 13'6". Window to side. Fitted with base and eye level units with stainless steel single drainer sink unit. Radiator. Baxi gas-fired boiler serving domestic hot water and central heating.



## BREAKFAST ROOM AREA

Radiator.

## UTILITY AREA

5'0" x 5'0".

## REAR LOBBY

Access to:

## BATHROOM

Panelled bath with fitted shower attachment. Hand wash basin. WC.



## STAIRCASE

Leading to first floor landing.

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## BEDROOM 1

12'0" maximum x 10'2". Window to front.



## BEDROOM 2

10'1" x 9'5". Window to rear. Radiator. Carpeting.



## STAIRCASE

Leading to second floor.

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## BEDROOM 3

12'0" x 11'0". Window to side.



## OUTSIDE

The property enjoys a good-sized garden set to the front, side and rear. Vehicular access to detached garage. The gardens are neatly laid to lawn with flower borders and hedged leading to side area of garden extending round to the rear. Aluminium framed glazed greenhouse.



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## COUNCIL TAX

Maidstone Borough Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

EPC Rating: E

## MONEY LAUNDERING REGULATIONS

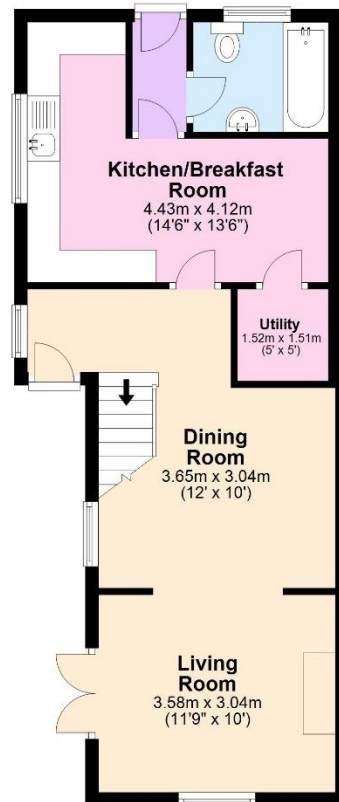
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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.*

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## FLOORPLANS

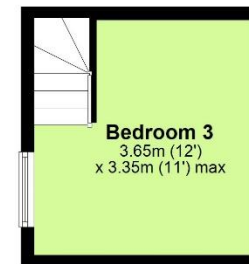
Ground Floor



First Floor



Second Floor



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.