

RADFORDS
ESTATE AGENTS

Village Houses



MOUNTFIELD HOUSE
HOWLAND ROAD
MARDEN
KENT TN12 9ET
PRICE £675,000 FREEHOLD



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MOUNTFIELD HOUSE, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

A BEAUTIFULLY PRESENTED TRADITIONAL STYLE DETACHED FAMILY RESIDENCE SITUATED IN QUIET CUL-DE-SAC POSITION.

RECEPTION HALL, CLOAKROOM, DINING ROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LANDING, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE AND GARDENS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Howland Road, continue along and the entrance to Mountfield Place will be found on the right-hand side.

DESCRIPTION

This beautifully presented detached family residence is set in a quiet cul-de-sac position served by a private road, with three similar styled executive properties, yet conveniently situated for access to Marden village itself. The property is immaculate throughout and the accommodation is spacious and well-planned. The garden is enclosed and private. Full gas-fired central heating and double glazing throughout. All fitted carpets are included in the sale.

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.



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Replacement front door leading to:

RECEPTION HALL

Antico flooring. Radiator. Alarm. Door off to:

CLOAKROOM

WC. Hand wash basin. Radiator. Tiled flooring.

DINING ROOM

Window to front with fitted venetian blind. Radiator. Fitted carpeting.

LIVING ROOM

Patio doors opening onto rear garden. Fitted carpeting. Radiator. A feature of this room is the lovely Oak mantled fireplace with hearth housing multi-fuel wood burning stove.

KITCHEN/BREAKFAST ROOM

Window to rear. Stone tiled flooring. Radiator. Fitted out with a range of base and eye level units with fitted worktop surfaces and inset stainless steel 1½ bowl sink unit. Under lighting. Integrated gas hob with Belling oven and matching extractor. Space for fridge freezer. Tiled splashbacks. Spotlights.

UTILITY ROOM

Tiled floor. Base and eye level units with stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble drier. Cupboard housing Baxi gas-fired boiler serving domestic hot water and central heating (fitted approximately 3 years ago). Door to garden and door to garage with up and over door, light and power.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to insulated loft with part-boarding and light. Airing cupboard with immersion.

BEDROOM 1

Window to rear with fitted venetian blind and curtains. Fitted carpeting. Triple quality fitted wardrobe cupboard. Door off to:

ENSUITE

Window to side. WC. Hand wash basin. Walk-in shower cubicle. Floor covering as laid. Ladder style heated towel rail.

BEDROOM 2

Window to front with fitted venetian blind. Radiator. Fitted carpeting. Fitted wardrobe cupboard.

BEDROOM 3

Window to front with fitted venetian blind. Radiator. Fitted carpeting.

BEDROOM 4

Window to rear with fitted venetian blind. Walk-in useful cupboard. Fitted carpeting. Radiator.

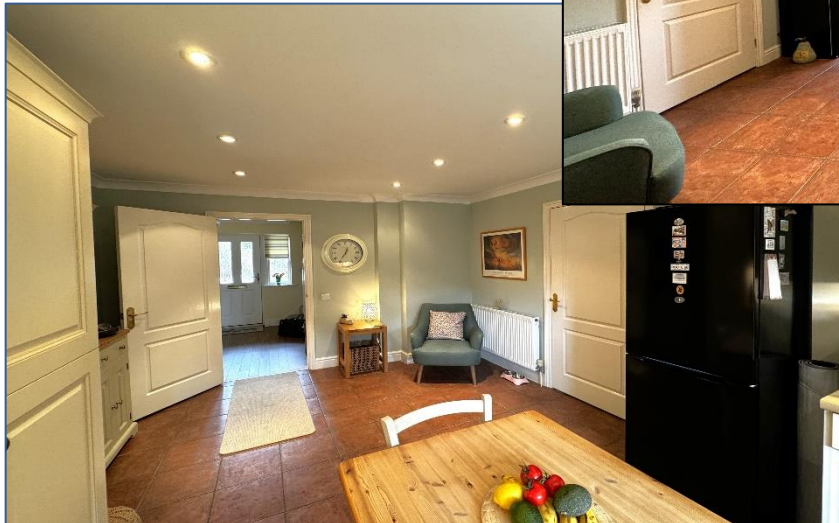
FAMILY BATHROOM

Window to front with fitted venetian blind. Shower cubicle. Panelled bath. Hand wash basin. WC. Ladder style heated towel rail. Half-tiled walls.

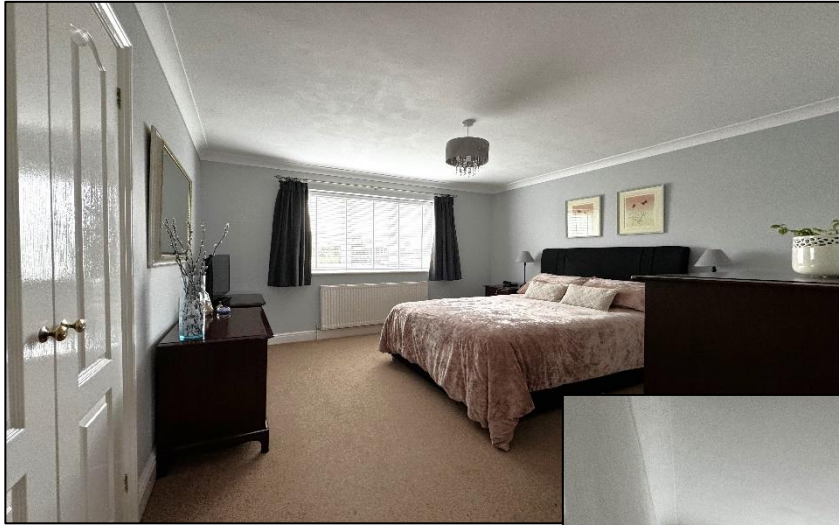
OUTSIDE

The property enjoys an area of car parking for at least two cars with an area of established lawn and shrubs to the front. Side gate and access to rear. The rear garden is fully fenced with an area of lawn and herbaceous borders and shrubs. There is a paved terraced area. Useful expanding canopy over patio doors. Garden shed. Outside light.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band F

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

To follow shortly.