

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**4 GRIMWOOD COTTAGES  
HOWLAND ROAD  
MARDEN  
KENT TN12 9HA  
PRICE £ 325,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 4 GRIMWOOD COTTAGES, HOWLAND ROAD, MARDEN, KENT, TN12 9HA

**A STUNNING AND BEAUTIFULLY PRESENTED END OF TERRACED COTTAGE SET WITHIN THE VILLAGE OF MARDEN**

**SITTING ROOM, KITCHEN, CONSERVATORY/DINING ROOM, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND CAR PARKING**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed into Howland Road, continue along and just after passing the entrance to South Road, the cottage will be found on the left-hand side with our For Sale board outside.

## **DESCRIPTION**

An immaculate and beautifully presented period cottage retaining many of the old features including beams and exposed brickwork but having been refurbished to provide a well-presented kitchen. The cottage also has the advantage of an upstairs bathroom and quality conservatory/dining room overlooking the rear garden. Another feature is the old traditional styled doors fitted throughout. Full double glazing and gas-fired central heating.

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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The accommodation with approximate dimensions comprises: -

## SITTING ROOM

Double glazed window to front. Radiator. Exposed brickwork and beams. Wood burning Jotul stove on hearth. Fitted carpeting. Wall light.

## KITCHEN

Double glazed window to rear with traditional door with leaded panels to conservatory. Fitted out with traditional base and eye level units with fitted granite worktops with inset deep butler sink with traditional taps. Rangemaster. Space and plumbing for washing machine. Tiled flooring. Understairs cupboard. Radiator. Spotlights.

## STAIRCASE

Leading to:

## LANDING

Oak stripped flooring. Access to loft area.

## BEDROOM 1

Double glazed window to front with fitted venetian blind. Fitted carpeting. Radiator. Exposed beams. Traditional wall light.

## BEDROOM 2

Double glazed window to rear with fitted venetian blind. Fitted carpeting. Radiator. Useful recess area ideal for computer area. Fitted wall lights.

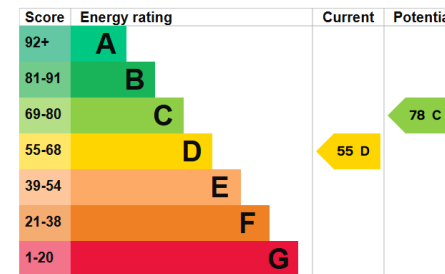
## BATHROOM

Panelled bath with fitted Mira sport shower and screen. Hand wash basin. WC. Radiator. Tiled splashbacks. Oak stripped flooring.

## OUTSIDE

The property enjoys an area of front garden approached through gate with paved area. Side access through to rear garden with patio area, nicely secluded, with established shrubs and bushes. Area of astro turf. Rear access to car parking area.

## ENERGY PERFORMANCE RATING



EPC rating: D

## COUNCIL TAX

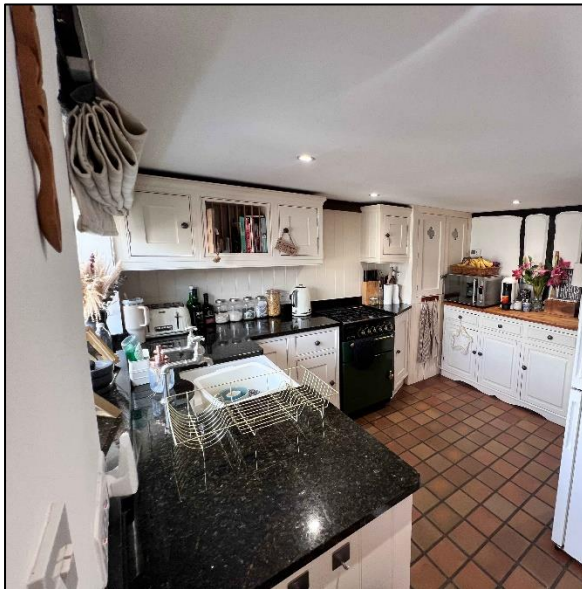
Maidstone Borough Council Tax Band D

## MONEY LAUNDERING REGULATIONS

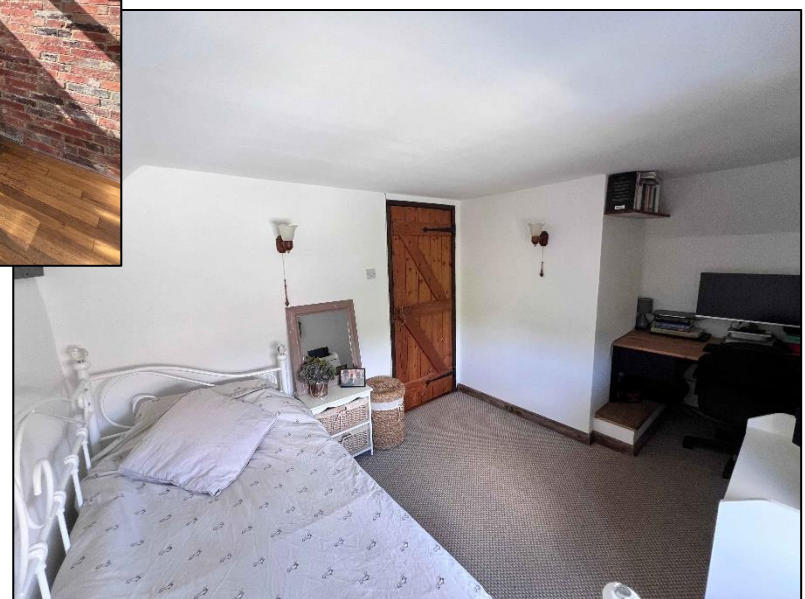
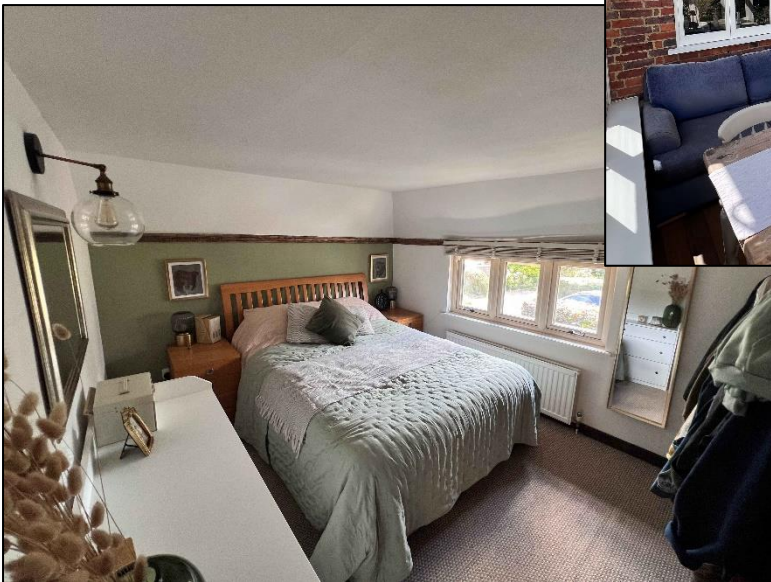
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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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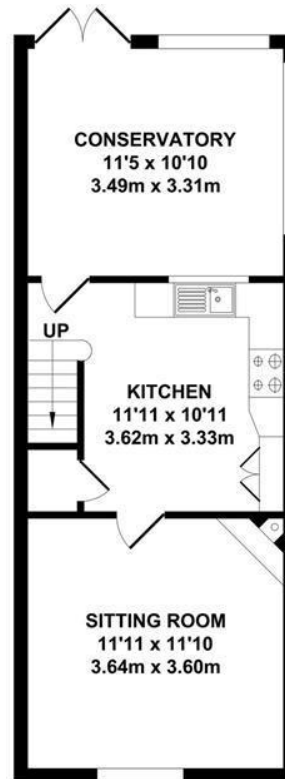


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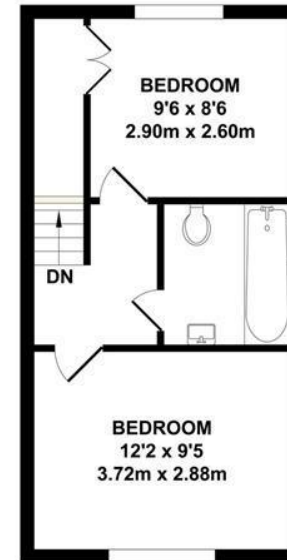


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## FLOORPLANS



GROUND FLOOR  
APPROX. FLOOR AREA  
420 SQ.FT.  
(38.98 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
309 SQ.FT.  
(28.74 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.72 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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