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ESTATE AGENTS

Village Houses

No Onward
Chain



**FAIRVIEW
HOWLAND ROAD
MARDEN
KENT TN12 9ET**

**OFFERS INVITED FOR THE FREEHOLD
PRICE GUIDE £485,000**



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FAIRVIEW, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

A RARE OPPORTUNITY TO ACQUIRE A DETACHED CHALET PROPERTY SITUATED IN APPROXIMATELY 0.2 OF AN ACRE FOR UPDATING OR REFURBISHMENT WITH POTENTIAL FOR REDEVELOPMENT OF THE SITE, SUBJECT TO PLANNING PERMISSION

ENTRANCE HALL, FOUR GROUND FLOOR RECEPTION ROOMS, KITCHEN, BATHROOM, LANDING, TWO BEDROOMS, SET IN APPROXIMATELY 0.2 OF AN ACRE, GARAGE AND OUTBUILDINGS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Howland Road, continue along for about 300 yards and the property will be found on the right with our For Sale board outside.

DESCRIPTION

A unique opportunity to acquire a time warp in history, a property that has been in the ownership of the same family from new and whilst in basic good condition is in need of updating and refurbishment.

It is considered that subject to planning permission, redevelopment of the site could provide either a replacement house or possibly an additional property as well. This is a rare opportunity to acquire an exciting project within the village of Marden.

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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A chalet style property which is traditionally built of brick beneath a tiled roof.

The accommodation comprises: -

Front door leading through to:

ENTRANCE HALL

Extending to:

INNER HALL

Wood panelled.

SITTING ROOM

12'2" x 11'8". Window to front. Fireplace.

DINING ROOM

12'0" x 11'10". Window to front. Fireplace.

DAY ROOM

12'1" x 11'11". Window to rear. Fireplace with wood burning stove. Built-in dresser unit.

FURTHER ROOM

12'0" x 10'3". Window to rear. Partial wood panelling.

KITCHEN

8'8" x 7'2". Fitted unit with sink and worktop.

LOBBY

Door to:

BATHROOM

Shower cubicle. Hand wash basin. WC.

STAIRCASE

Leading to:

FIRST FLOOR

BEDROOM 1

14'10" x 12'0". Double aspect. Wardrobes.

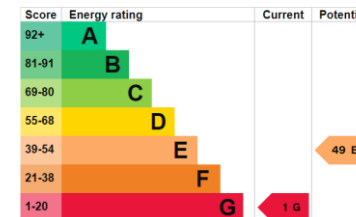
BEDROOM 2

12'0" x 8'6". Double aspect.

OUTSIDE

As previously mentioned, the property is set in approximately 0.2 of an acre with an area of immediate front garden laid to lawn with shrubs. Driveway extending to the property and down to the rear. Currently the rear garden has been cultivated as a vegetable garden in area. There is a garage with light and power and to the end a range of further outbuildings/sheds. It is considered that, subject to planning permission, the rear garden could be developed in conjunction with possible demolition of the property to maximise the site.

ENERGY PERFORMANCE RATING



EPC rating: G

COUNCIL TAX

Maidstone Borough Council Tax Band F

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FLOORPLANS



Total area: approx. 117.3 sq. metres (1262.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanIt!

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.