

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**BEECHMORE  
THORN ROAD  
MARDEN  
KENT TN12 9EJ  
OIRO £450,000 FREEHOLD**



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# BEECHMORE, THORN ROAD, MARDEN, KENT, TN12 9EJ

**AN OPPORTUNITY TO ACQUIRE A DETACHED BUNGALOW SITUATED IN A LARGE PLOT WITH POTENTIAL FOR REFURBISHMENT OR FURTHER POTENTIAL, SUBJECT TO PLANNING PERMISSION, FOR DEMOLITION AND REDEVELOPMENT OF THE SITE TO PROVIDE FURTHER HOUSING**

**HALL, SITTING ROOM, SUNROOM, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, BATHROOM, SEPARATE WC, GARAGE, LARGE GARDEN PLOT**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed into Thorn Road and after leaving the village the property will be found a short way along on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

Offers are invited for the freehold, price guide £450,000. This is a unique opportunity to acquire a interesting project of either redevelopment of the existing bungalow or, subject to planning permission, demolition and redevelopment of the site to provide possible further erection of two properties. Preliminary Architects plans have been prepared suggesting the potential, subject to planning permission, these are available at the agent's offices for further perusal.

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 property is believed to date back to approximately 1950 with the following accommodation:

## ENTRANCE HALL

Carpeted. Radiator. Airing cupboard. Meter cupboard. Access to loft area.

## SITTING ROOM

Window to side. Radiator. Carpeted. Tiled fireplace with fitted gas fire.

## SUNROOM

Overlooking rear garden. Radiator. Door to side.

## KITCHEN/BREAKFAST ROOM

Window to rear and door to side. Fitted out with basic original fittings. Gas-fired Aga, currently not in use. Radiator. Larder.

## BEDROOM 1

Window to front. Radiator. Carpeting.

## BEDROOM 2

Window to front. Radiator. Carpeting.

## BATHROOM

Bath. Hand wash basin. Heated towel rail.

## SEPARATE WC

WC.

## SINGLE GARAGE

## OUTSIDE

As previously mentioned, this is a large plot laid mainly to lawn with a paved patio area. The gardens are hedged and there is a good-sized frontage as well.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

## COUNCIL TAX

Maidstone Borough Council Tax Band 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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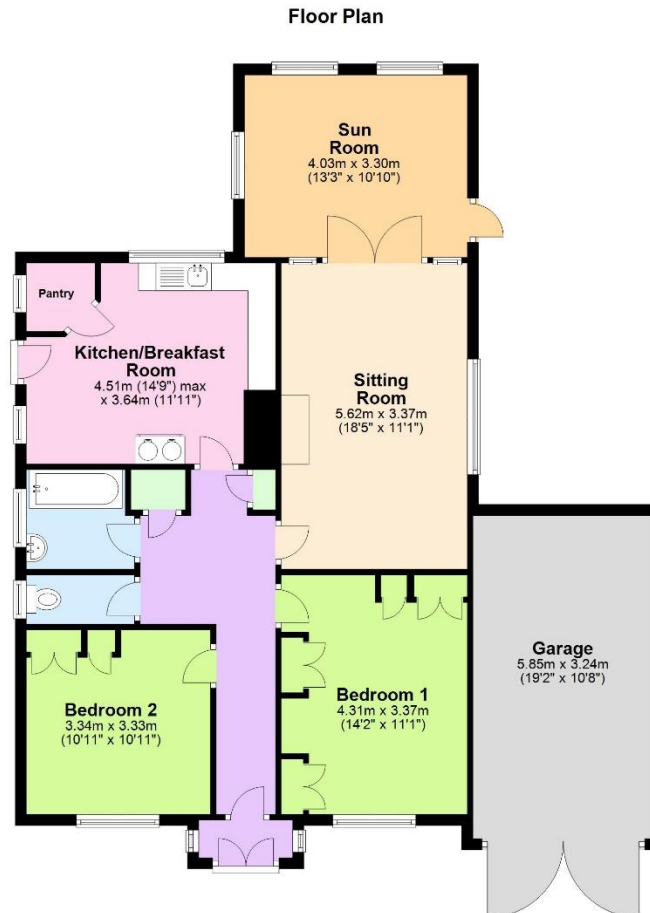


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## FLOORPLANS



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

Note - Dimensions are approximate

(Garage Floor Area Not Included)

Plan produced using PlanUp.