

RADFORDS

ESTATE AGENTS

Country Homes

No Onward
Chain



**5 BROOKLYN VILLAS
GOUDHURST ROAD
MARDEN
TN12 9JR**

PRICE £550,000 FREEHOLD



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

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

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A BEAUTIFULLY PRESENTED AND EXTENDED VICTORIAN SEMI-DETACHED COTTAGE SITUATED WITHIN THE RURAL VILLAGE OF MARDEN. THE MANY FEATURES INCLUDE SPACIOUS FRONT DRIVEWAY, PARKING FOR AT LEAST THREE CARS WITH ELECTRIC CAR CHARGING POINT. THE GARDENS ARE BEAUTIFULLY MAINTAINED AND LAY TO THE REAR OF THE PROPERTY WITH SIDE ACCESS. A WELL-PRESENTED TERRACE AREA ON SPLIT LEVEL. A FURTHER FEATURE IS THE DETACHED SUMMER HOUSE/HOME OFFICE AND A FURTHER DETACHED TIMBER WORKSHOP.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden, take the Goudhurst Road and after passing the school, the property will be found on the left hand side of the school.

DESCRIPTION

Accommodation comprises of a spacious entrance hall, large L-shaped sitting room with two fireplaces with separate dining area with doors opening onto the garden. A recently refurbished kitchen and breakfast room with adjoining utility room and further wet room with WC, landing, three bedrooms, family bathroom.

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.



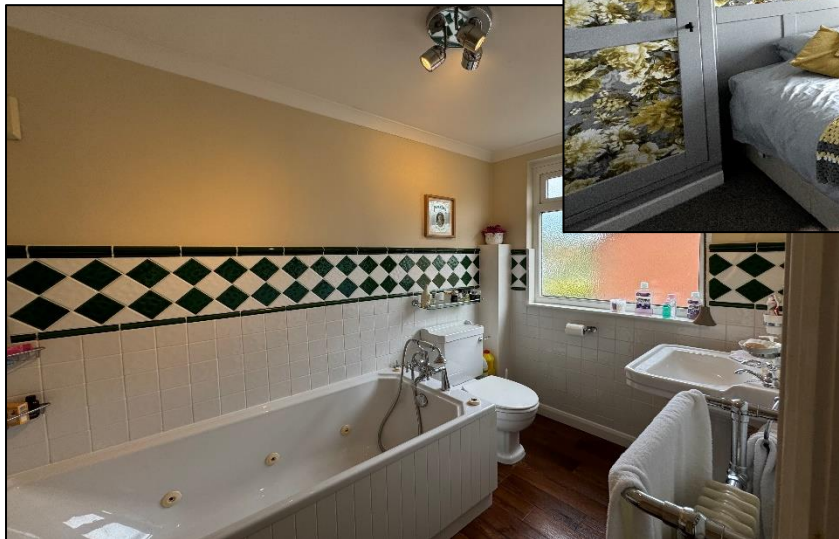
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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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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FLOORPLANS

