

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

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

A BEAUTIFULLY PRESENTED AND EXTENDED CHARMING VICTORIAN SEMI-DETACHED COTTAGE SITUATED WITHIN THE RURAL VILLAGE OF MARDEN. ONE OF THE MANY FEATURES OF THIS DELIGHTFUL HOME IS THE RECENTLY REFURBISHED AND IMPRESSIVE KITCHEN AND BREAKFAST ROOM. THE GARDENS ARE EXCELLENTLY 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

An opportunity to acquire a delightful Victorian semi-detached cottage situated within the pretty rural village of Marden. The property benefits from an impressive recently refurbished kitchen, and various features, including three spacious double bedrooms, a detached Summer house/home office, a detached timber workshop, there is also scope for extending at the rear of the property. The current owners have finished and refurbished the property beautifully, yet still retaining much of the cottage's original charm and character.

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.



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



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



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



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



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

The property comprises of a spacious entrance hall, large L-shaped sitting room, a separate dining area, recently refurbished kitchen and breakfast room with adjoining utility room. Wet room with WC, landing, three double bedrooms, a family bathroom, well-maintained gardens including a terrace area. A detached summer house/home office and a further detached timber workshop. There is a spacious driveway with parking for at least three cars and an electric car charging point.

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.

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

FLOORPLANS

