

RADFORDS

ESTATE AGENTS

Village Houses



**TWILIGHT COTTAGE
8 HOWLAND ROAD
MARDEN
KENT
TN12 9HQ
PRICE £415,000 FREEHOLD**



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TWILIGHT COTTAGE, 8 HOWLAND ROAD, MARDEN, TN12 9HQ

A WELL-PRESENTED, SPACIOUS AND EXTENDED 3 BEDROOMED END OF TERRACE PROPERTY SET WITHIN THE VILLAGE OF MARDEN WITH LANDSCAPED GARDENS

ENTRANCE VESTIBULE, SITTING ROOM, KITCHEN, UTILITY AREA, CLOAKROOM, RECENTLY EXTENDED DINING ROOM, LANDING, 3 BEDROOMS, BATHROOM, GARDENS AND CAR PARKING AREA.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden village, proceed onto Howland Road and the property will be found a short way along on the left hand side with our For Sale board outside.

DESCRIPTION

Built in approximately 1967, this delightful and spacious end of terrace property has the benefit of newly extended dining room area recently completed in May 2022 overlooking landscaped garden. In addition, there is a car parking and service area to the rear. The accommodation is spacious and well-planned, and the kitchen and bathroom have been updated in recent years.

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 and approximate dimensions comprises:

ENTRANCE VESTIBULE

With tiled flooring and double-glazed front door. Hardwood door opening through to:

SITTING ROOM

17'9" x 15'6" with double glazed window to front. Free standing electric fire in fireplace surround. Fitted carpeting. Two radiators.



Large useful understairs storage cupboard housing gas-fired boiler, serving domestic hot water and central heating.

KITCHEN

15'3" x 8'5" with tiled flooring. Radiator. Fitted out with range of base and eye level units finished in grey with matching worktops with integrated fridge and dishwasher. Space for under-counter freezer (the one currently installed may be available independently if required). Fitted sink. Tiled splashbacks. Extractor hood. Larder. There is currently a Rangemaster free standing electric oven which is possibly available independently.

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EXTENDED DINING ROOM

11'4" x 9'2". With double glazed window to rear and double doors leading onto rear garden. Tiled flooring. Panelled radiator. Two pendant light fittings. Sky light in ceiling.



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UTILITY AREA

Plumbed in washing machine. Space for Drier. Racks for storage. Power points.

DOWNSTAIRS WC

WC.

STAIRCASE

With carpeting to first floor landing area. Airing cupboard with lagged hot water cylinder and emersion.

BEDROOM 1

15' x 8'8" with double glazed window to front. Radiator. Fitted carpeting.



BEDROOM 2

11'6" x 8'8" with double glazed window to rear. Radiator. Carpet.



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BEDROOM 3

8'5" x 6'6" with double glazed window to front. Radiator. Carpet.



BATHROOM

With shaped panelled bath with shower attachment. Wash basin. WC. Tiled walls. Chrome heated towel rail. Access to boarded and insulated loft area with light.



OUTSIDE

The property enjoys a well-presented front garden with paving, flower borders, part walled and fenced. To the rear of the property is a paved patio area and area of lawn with established and well-maintained flower

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borders either side. At the end of the garden there is fencing leading on to car parking area, general service area and garden shed with electricity.



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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

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FLOORPLANS:



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.