

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**CAMBER**  
**HOWLAND ROAD**  
**MARDEN**  
**KENT TN12 9ET**  
**PRICE £465,000 FREEHOLD**



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

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

# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

**AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A COMPLETELY REFURBISHED OLDER VILLAGE HOUSE SITUATED WITHIN THE VILLAGE CENTRE OF MARDEN AND WITHIN EASY WALKING DISTANCE OF THE LOCAL FACILITIES AND MAINLINE STATION**

**ENTRANCE HALL, LIVING ROOM, DINING/DAY ROOM, NEWLY INSTALLED CLOAKROOM, BRAND NEW REFITTED QUALITY KITCHEN, LANDING, THREE BEDROOMS, NEWLY FITTED BATHROOM, LARGE WELL-MAINTAINED REAR GARDEN AND TERRACE AREA, PARKING FOR AT LEAST 3 CARS**

**VIEWINGS** Strictly by appointment with the Agent as above.

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

## **DESCRIPTION**

A thorough and professional refurbishment of an older Edwardian village house. Refurbished to a very high standard. New quality luxury kitchen and downstairs cloakroom has been added together with a newly refitted bathroom. The electrics and plumbing have all been updated. New replacement double glazing throughout. New fitted carpeting. Externally the property has been redecorated and new gutters and downpipes as necessary. The front garden has been opened up to provide a quality paved car parking area suitable for at least three cars with side access through to the rear garden. Another feature is the huge rear garden which is well maintained and secluded. An internal inspection is highly recommended.

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.



# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

Front door opening into:

## **ENTRANCE HALL**

Fitted matting. Panelled radiator. Door through to:

## **LIVING ROOM**

Newly fitted carpeting. Double glazed bay window to front. Fireplace with wood burning stove. TV point and aerial. Door through to:

## **DINING AREA**

Wood laminate flooring. Radiator. Fitted spotlights. Double glazed doors opening on to rear patio. Door opening to:

## **DOWNSTAIRS CLOAKROOM**

Wood laminate flooring. WC. Hand wash basin. Double glazed window to side. 2 fitted spotlights.

## **KITCHEN**

Double glazed window to rear and side. Range of base and eye level units finished in dark grey with wood countertop over. Single drainer sink unit with mixer tap. Integrated Neue Fridge Freezer. Integrated Neue washing machine. Integrated Bosch dishwasher. Integrated Neue microwave and Candy single oven. Candy hob with extractor hood over and splashbacks. Under lighters. Fitted spotlights. Radiator.

## **STAIRCASE LEADING TO FIRST FLOOR LANDING**

Newly fitted carpeting. Window to side. Access to loft area.

## **BEDROOM 1**

Newly fitted carpeting. Fitted cupboard. Double glazed window to front.

## **BEDROOM 2**

Newly fitted carpeting. Double glazed window to rear. Radiator.

## **BEDROOM 3**

Newly fitted carpeting. Double glazed window to rear. Radiator.

## **BATHROOM**

Wood laminate flooring. WC. Wash basin in vanity unit. Chrome heated towel rail. Panelled bath with mixer taps, glass shower screen and shower head attachment. 4 fitted spotlights.

## **OUTSIDE**

The property enjoys a brick paved driveway with parking for several cars extending to the side of the property and part hedged frontage. There is side access via a gate. The large rear garden is neatly laid to lawn with established hedging and shrubs with an area of paved patio leading from the dining area.

# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET



# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET



# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET



# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.

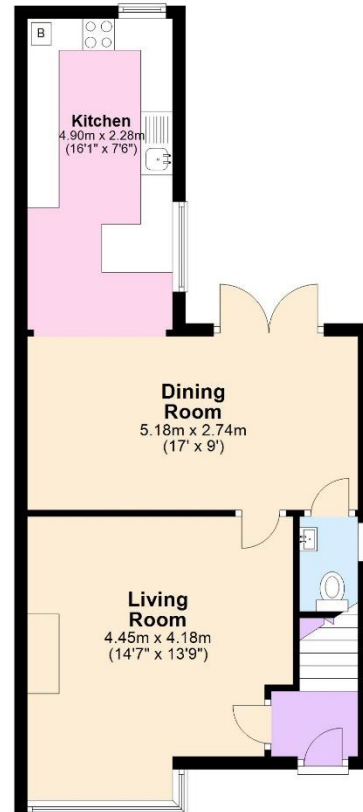
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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.*

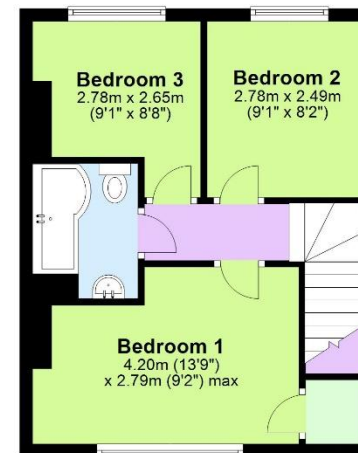
# CAMBER, HOWLAND ROAD, MARDEN, KENT, TN12 9ET

## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 82.0 sq. metres (882.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.