

**RADFORDS**  
ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**6 MEDWAY COTTAGES  
PATTENDEN LANE  
MARDEN**

**KENT TN12 9QE**

**PRICE GUIDE £325,000-£350,000**

**FREEHOLD**



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# 6 MEDWAY COTTAGES, PATTENDEN LANE, MARDEN, KENT, TN12 9QE

**A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY REFURBISHED END OF TERRACED COTTAGE IN IMMACULATE CONDITION THROUGHOUT.**

**LIVING ROOM, KITCHEN/DINER, TWO BEDROOMS, BATHROOM, GOOD SIZED GARDEN, CAR PARKING FOR SEVERAL CARS**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed along the Goudhurst Road just past the station entrance and turn right into Pattenden Lane, and the cottage will be found a short way along on the right-hand side with our For Sale board outside, just opposite the entrance to Sovereigns Way.

## **DESCRIPTION**

The cottage has recently been completely refurbished throughout to an incredibly high standard and an internal inspection is highly recommended. There has been a new shower room and a new kitchen fitted. The cottage has been fully rewired and a new full gas-fired central heating installed. Replacement double glazing has also been updated. Outside the cottage enjoys an area of frontage with ample car parking for several cars, there is a lovely patio area to the side and an area of rear garden as well.

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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## LIVING ROOM

Window to front with fitted blind. Radiator. Quality wood laminate flooring. A feature of this room is the fine exposed brick fireplace with adjoining arches fitted out with shelving and lighting. Adjoining side cupboard. Spotlights.

## KITCHEN/DINING AREA

Window to rear with fitted blind. The kitchen has been completely refurbished with new range of base and eye level units with inset composite sink unit with mixer tap incorporating breakfast bar area. Integrated Zannusi induction hob with extractor hood over and Bosch electric oven under. Integrated dishwasher. Space for upright fridge freezer. Wood laminate flooring.

## REAR LOBBY

Wood laminate flooring. Door opening to:

## UTILITY CUPBOARD AREA

Housing Veismann gas-fired boiler serving domestic hot water and central heating. Space and plumbing for washing machine.

## SHOWER ROOM

Newly refurbished. Window to side. WC. Vanity hand wash basin. Walk-in shower cubicle with power shower. Chrome heated towel rail. Tiled flooring.

## STAIRCASE

Fitted carpeting.

## BEDROOM 1

Window to front. Radiator. Fitted carpeting. Spotlights.

## BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Access to loft area which is boarded with lighting.

## OUTSIDE

The property enjoys a frontage of gravelled driveway with parking for several cars with boarded by low white wicker fencing. Side gate with access to side area with quality patio area with neat fencing and gravelled pathway area. Rear service area and area of garden laid to lawn.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

## COUNCIL TAX

Maidstone Borough Council Tax Band B

## MONEY LAUNDERING REGULATIONS

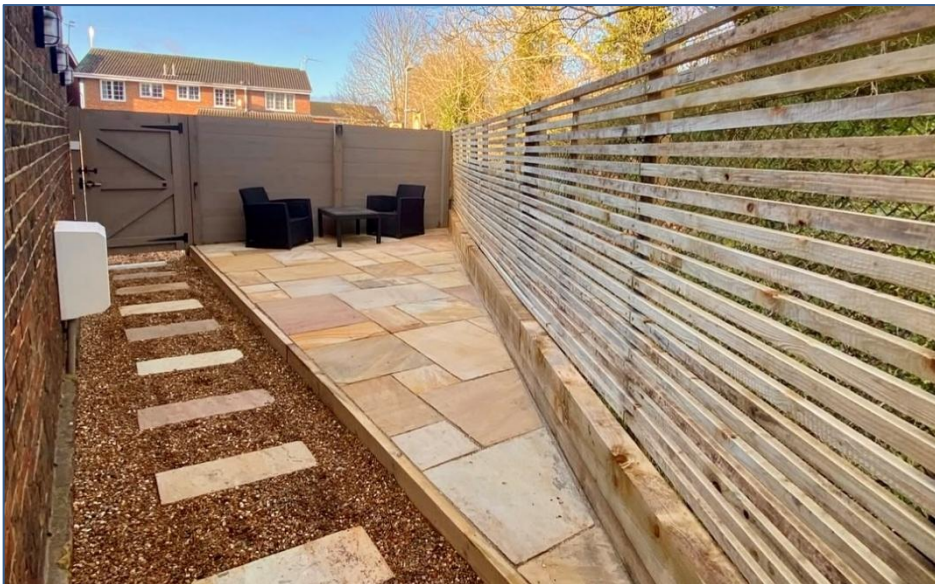
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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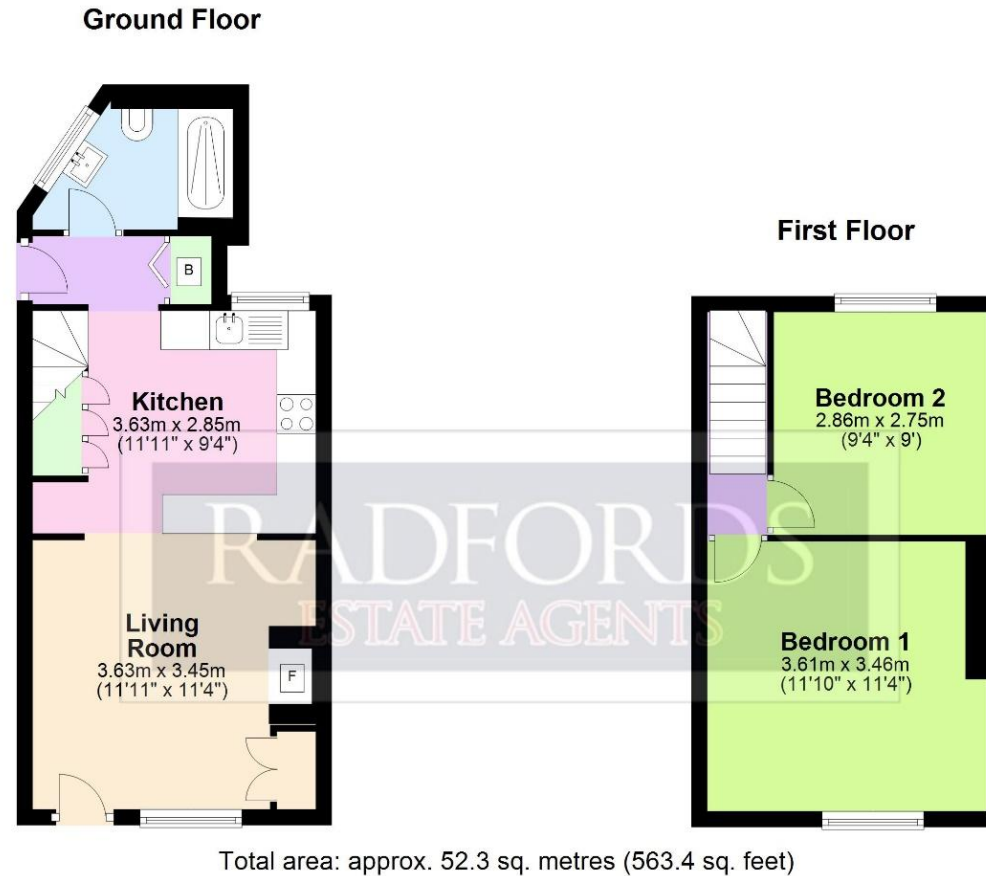


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## FLOORPLANS



Note - Dimensions are approximate

*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.*