

RADFORDS
ESTATE AGENTS

Village Houses



**1 RUSSETTING COTTAGES
ALBION ROAD
MARDEN
KENT TN12 9ED
PRICE £445,000 FREEHOLD**



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AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A VILLAGE END OF TERRACED PROPERTY SET IN LOVELY GARDENS IN CORNER POSITION ON THE OUTSKIRTS OF THE VILLAGE

CONSERVATORY AREA, HALLWAY, CLOAKROOM/SHOWER ROOM, KITCHEN/DINING ROOM, LIVING ROOM, LANDING, THREE BEDROOMS, FAMILY BATHROOM, GARDENS TO FRONT, SIDE AND REAR OF THE PROPERTY, CAR PARKING AREA WITH CART/GARAGE BUILDING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Albion Road and continue along to the end. The entrance to the property will be found on the right-hand side just before the turning into Plain Road. The property is the one of the corner with our For Sale board outside.

DESCRIPTION

An exceptionally spacious and well-planned cottage style property traditionally built of brick beneath tiled roof with the benefit of full-gas fired central heating, quality leaded style double glazed windows. A feature of the property is the quality conservatory/entrance area as the property is approached. An internal inspection is highly recommended.

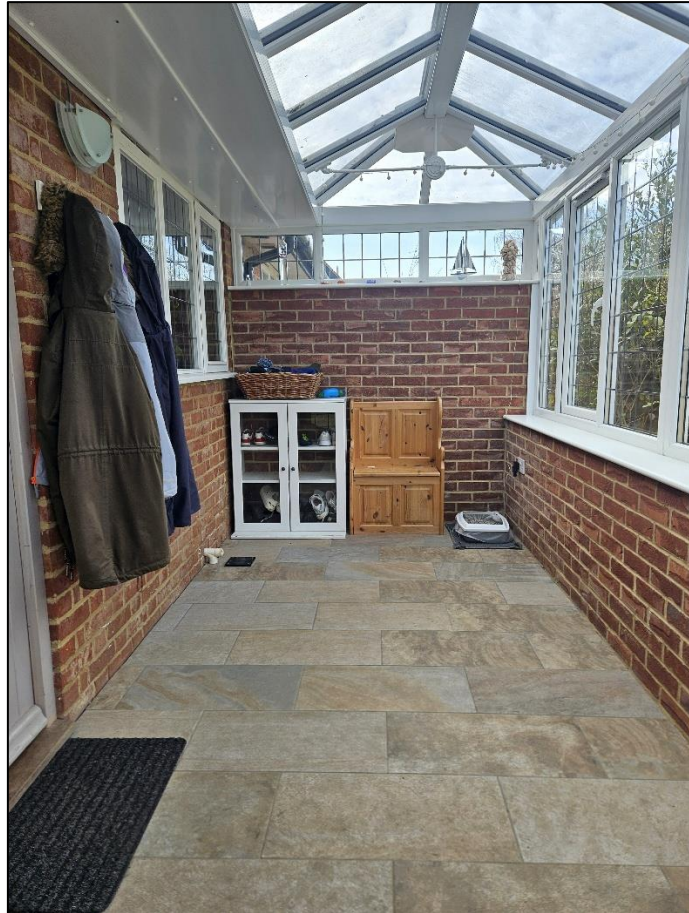
The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing 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.



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CONSERVATORY AREA

Quality construction. Ceramic tiled flooring. Opening doors to side. Entrance door to:



CLOAKROOM/SHOWER ROOM

Leaded light window to side. WC. Hand wash basin. Half tiled walls. Shower cubicle. Chrome heated towel rail.



HALLWAY

Wood stripped flooring. Radiator. Useful understairs cupboard. Door opening to:

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KITCHEN/DINING ROOM

Kitchen Area:

Double glazed window to front. Fitted out with range of base and eye level units with stainless steel single drainer 1½ bowl sink unit. Indesit dishwasher. Firenzi gas hob with extractor hood over and oven under. Tiled splash backs. Space for fridge freezer.



Dining Area:

Radiator. Floor covering as laid.



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FAMILY LIVING ROOM

Double aspect with leaded style windows to side and rear. Wood stripped flooring. Radiator. Meter cupboard. A feature wood burning stove in corner.



STAIRCASE

Fitted carpeting. Leading to:

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FIRST FLOOR LANDING

Door opening to further area with useful storage space.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Fitted wardrobe and cupboard.



View from Bedroom 1

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BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Fitted wardrobe and cupboard.



FAMILY BATHROOM

Window to side. Panelled bath with handheld shower. Hand wash basin. WC. Radiator/part chrome towel rail. Medicine cupboard.



STAIRCASE

Leading to:

SECOND FLOOR

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BEDROOM 3

Double aspect. Radiator. Fitted carpeting. Fitted wardrobe and cupboard.



View from Bedroom 3

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OUTSIDE

The property occupies a corner position at the end of a lovely traditional style road of built cottages believed to have been constructed in the 1990's. The front garden is laid mainly to lawn with a path and paved area. Large side garden with established trees and hedging extending through to the rear which is also laid to lawn. The parking area is immediately opposite the front entrance to the property, there is a cart style twin garage building which the property has the use of one garage area.



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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

EPC rating: E

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COUNCIL TAX

Maidstone Borough Council Tax Band E

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



Total area: approx. 108.9 sq. metres (1172.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.