

# RADFORDS

ESTATE AGENTS

*Country Homes*



**ROYSTON  
THORN ROAD  
MARDEN  
TN12 9EJ**

**GUIDE PRICE £530,000 FREEHOLD**



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

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

# ROYSTON, THORN ROAD, MARDEN TN12 9EJ

**A BEAUTIFULLY PRESENTED AND EXTENDED, SEMI-DETACHED COTTAGE, SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF MARDEN.**

**WITH ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING AREA, LANDING, MASTER BEDROOM WITH EN-SUITE, 2 FURTHER BEDROOMS, FAMILY BATHROOM, LARGE AND BEAUTIFULLY MAINTAINED GARDEN BACKING ONTO OPEN FARMLAND, CAR PARKING SPACE FOR AT LEAST 2 CARS**

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of Marden, proceed into Albion Road and continue through into Thorn Road and the property will be found a short way along on the righthand side with our For Sale board outside.

## DESCRIPTION

Royston has been sympathetically extended and updated over the years, but with the emphasis on keeping the character of the property, with the benefits of modern day living. An internal inspection is highly recommended to appreciate what is on offer, the kitchen and dining area are a feature overlooking the rear garden and the property also has the advantage of a master bedroom with an en-suite. The property enjoys excellent views over the open countryside and to the front 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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The accommodation comprises of double-glazed front door leading to:

## **ENTRANCE VESTIBULE**

With coconut matting, the secondary opening to:

## **MAIN HALLWAY**

With fitted carpet, radiator, window to side. Door opening through to:

## **MAIN LIVING ROOM**

With double glazed window to front, feature brick open fireplace with adjoining built in range of useful display cabinets and shelving, radiator, fitted carpet, double opening lead glazed doors, opening through to;

## **MAIN KITCHEN/DINING ROOM**

With window to side and bi-fold doors opening onto rear garden, useful understairs cupboard, 2 radiators, kitchen is well fitted out with a range of base units, which extend through to an island area, with inset single drainer sink unit, gas hob, electric oven, integrated washing machine and dishwasher, fridge freezer, additional wall mounted units.

## **STAIRCASE**

With fitted carpet, leading to;

## **FIRST FLOOR LANDING**

With window to side

## **BEDROOM 2**

With window to front, fitted carpet, radiator, built in wardrobe cupboards and Victorian fireplace.

## **BEDROOM 3**

With window to rear, fitted carpet, radiator, Victorian fireplace.

## **BATHROOM**

Spacious and well fitted bathroom with panelled bath with shower attachment and screen, feature circular hand wash basin with mono tap in vanity unit, low level WC suite, chrome heated towel rail, illuminated wall mirror, airing cupboard with hot water cylinder, additional cupboard housing Worcester gas fired boiler serving domestic hot water and central heating. Staircase leading to;

## **SECOND FLOOR**

With fitted carpet, through to.

## **MASTER BEDROOM**

With window to rear, fitted carpet, panelled radiator, with en-suite walk-in shower, handwash basin, low level WC suite, window to side.

## **OUTSIDE**

The property enjoys an area of frontage with car parking for several cars, together with electric car charging point.

## **SIDE ACCESS**

Through to rear garden which is laid to lawn and is a well-presented garden with a section of a variety of terraced walkways and pergolas, nicely secluded. Care has been taken to provide interesting & different features as you walk through to the rear.



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## COUNCIL TAX

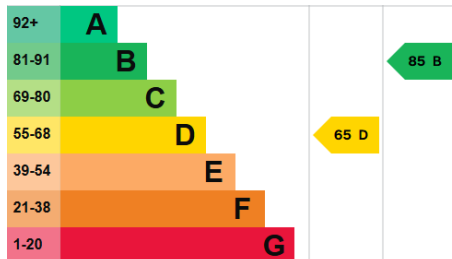
Maidstone Borough Council Tax Band D

## 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.*

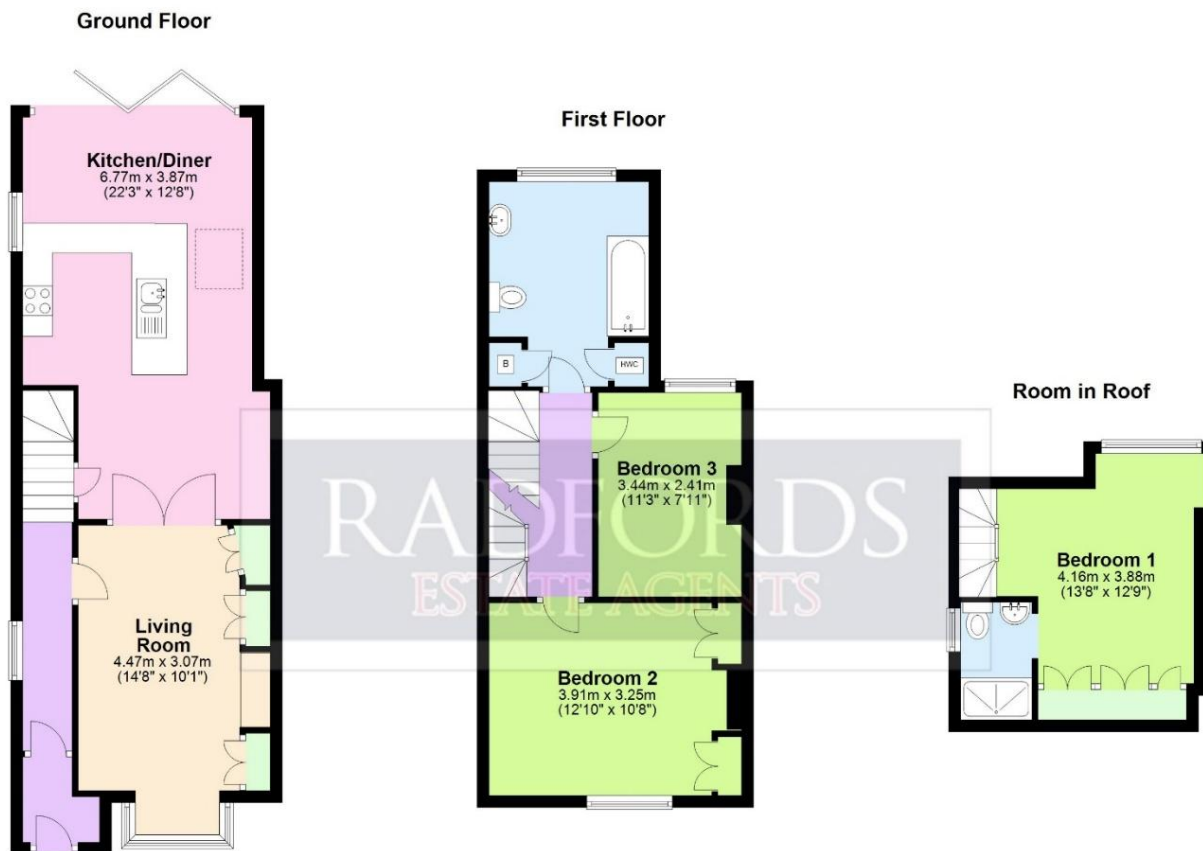
## ENERGY PERFORMANCE RATING



EPC rating: B

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## FLOORPLANS



Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

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