

RADFORDS
ESTATE AGENTS

Country Homes

**No Onward
Chain**



**2 ELM VIEW
THORN ROAD
MARDEN
KENT TN12 9LW
PRICE GUIDE £525,000 FREEHOLD**



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2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

A DECEPTIVELY SPACIOUS AND EXTENDED SEMI-DETACHED PROPERTY IN A LOVELY RURAL POSITION ON THE OUTSKIRTS OF THE VILLAGE OF MARDEN

ENTRANCE HALL, SHOWER ROOM/CLOAKROOM, LIVING ROOM, DINING ROOM, CONSERVATORY, REFITTED KITCHEN, THREE BEDROOMS, RECENTLY REFITTED SPACIOUS BATHROOM, GARAGE, GARDENS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Thorn Road, after leaving the village in approximately ½ mile the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

A deceptively spacious and extended semi-detached house having believed to have originally been constructed about 100 years ago. Recently the kitchen has been refitted. The property enjoys lovely views in all directions. Fully central heated by means of an oil-fired boiler. The property is beautifully presented throughout. Additionally, the garage had planning permission for additional annex accommodation which has now expired. We highly recommend and internal inspection to appreciate all that is on offer.

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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Replacement front door with leaded lights. Leading to:

ENTRANCE HALL

Ceramic tiled flooring. Radiator. Door off to:

CLOAKROOM/SHOWER ROOM

Window to front. Ceramic tiled flooring. Walk-in shower cubicle. WC. Hand wash basin in attractive vanity unit. Chrome heated towel rail.

LIVING ROOM

Window to front. Radiator. Wood stripped flooring. Fireplace housing wood burning stove. Attractive ceiling coving. Glazed panelled doors opening through to:

CONSERVATORY

Ceramic tiled flooring. Traditionally built. Blinds. Doors opening onto garden. Radiator. High vaulted ceiling.

DINING ROOM

Double aspect with windows to front and rear. Wood stripped flooring. Radiator. Feature wood burning stove.

KITCHEN

Window to rear with venetian blind. Recently refitted with range of quality base and eye level units with inset enamel sink unit with monobloc tap. Integrated dishwasher. Recently replaced Bosch ceramic hob with extractor hood. Bloomberg double oven and matching microwave. Understairs cupboard. Ceramic tiled flooring. Useful storage cupboard housing boiler serving central heating and water pump system.

STAIRCASE

Fitted carpeting. Leading to:

LANDING AREA

Window to rear with fitted blind.

BEDROOM 1

Double aspect. Fitted carpeting. Radiator. Large, shelved cupboard. Exposed beams.

BEDROOM 2

Window to front. Radiator. Fitted carpeting.

SPACIOUS BATHROOM

Recently refitted. Window to rear. Floor covering as laid. Walk-in shower cubicle. Panelled bath with handheld shower arrangement. Hand wash basin. WC. Heated towel rail. Medicine cabinet. Fitted spotlights.

BEDROOM 3

Accessed from the Dining Room via a separate staircase with storage cupboard on landing. Double aspect. Radiator. Vanity Unit with sink.

OUTSIDE

The front of the property is neatly screened with hedging and driveway providing parking for several cars. The front garden is approached through five bar opening gates and laid to lawn with shrubs and bushes. Discreet garden shed. Terraced footway leading to front door with porch. Electric awning above the dining room which extends over paved area.

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DETACHED GARAGE

Electrically operated door. Light and power. Agents note: This is currently split to provide storage and utility area with plumbing for washing machine and WC, this could easily be converted back to a garage. Historically planning permission was granted for additional annex accommodation which has now expired.

REAR GARDEN

The rear of the property enjoys a paved terraced area extending to the rear of the property. The remaining garden is laid mainly to lawn in neat and tidy condition with hedging backing onto farmland. Herbaceous borders. Green house. Seating area. Side access.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

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.

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FLOORPLANS



Total area: approx. 127.5 sq. metres (1372.9 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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