

RADFORDS

ESTATE AGENTS

Village Houses



**1 RAMSDEN WAY,
OFF HOWLAND ROAD,
MARDEN,
TN12 9GL**

PRICE £625,000 FREEHOLD



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1 RAMSDEN WAY, MARDEN, KENT, TN12 9GL

AN IMMACULATE AND BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE

ENTRANCE HALL, CLOAKROOM, LOUNGE, STUDY, CONSERVATORY, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, MASTER BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN & CONVERTED GARAGE TO OFFICE/STUDIO

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of the village of Marden proceed along Howland Road and the property will be found further along on the left-hand side with a For Sale board outside on the corner of the entrance to Ramsden Way.

DESCRIPTION

An exceptional opportunity to acquire a beautifully presented detached family residence, built by Jones Homes to an upgraded specification. Additionally, the owners have re-fitted the property throughout with quality engineered oak flooring. The property enjoys the conservatory to the rear and the garage has been converted into an office/studio as well. The property benefits from ample car parking space. An early 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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The accommodation comprises:

RECEPTION HALL

Replacement front door. Panelled radiator. Useful understairs cupboard. Engineered Oak strip flooring (which continues throughout the house).

CLOAK ROOM

Window to front. WC. Corner hand-wash basin. Power radiator. Part-tiled walls.

LOUNGE

French doors opening directly onto conservatory. Window to side. Two panelled radiators.

STUDY

Bay window to front with shutters. Panelled radiator.

CONSERVATORY

Double doors opening onto garden. Panelled radiator.

KITCHEN/DINING ROOM

Dining Area:

Bay window to front with shutters. Two panelled radiators.

Kitchen Area:

Fitted out with quality base and eye-level units with skirting lighting. Window to rear with shutters. Fitted out with granite work top surfaces with Inset 1.5 bowl sink unit with hot tap. Recently installed AEG induction hob with extractor hood over. Neff double oven. Integrated dishwasher and fridge-freezer. Cupboard Housing gas-fired boiler serving domestic hot water and central heating. Door through to:

UTILITY ROOM

Window to side. Worktop with single drain sink unit. Plumbing for automatic washing machine. Panelled radiator. Inbuilt shelving.

STAIRCASE

Engineered Oak treads leading to galleried landing area with window to rear. Panelled radiator. Airing cupboard. Additional storage cupboard.

MASTER BEDROOM

Double aspect. Panelled radiator. Built in range of triple wardrobe cupboards with mirrored faces.

ENSUITE

Well presented with marble effect tiled flooring. Shower cubicle. WC suite. Hand wash basin. Chrome heated towel rail. Wall cupboard with mirror/light.

BEDROOM 2

Window to front. Panelled radiator. Fitted double wardrobe. Cupboard with mirrored doors.

BEDROOM 3

Window to rear. Panelled radiator. Currently fitted out as dressing room area.

BEDROOM 4

Window to rear with shutters. Panelled radiator.

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FAMILY BATHROOM

Panelled bath. Separate shower cubicle. Pedestal hand wash basin. WC suite. Tiled flooring and walls. Window to side. Chrome heated towel rail. Cabinet with mirror/light.

OUTSIDE

The property enjoys an area of brick-paved driveway and turning area with access to further car parking space in front of the garage/office room. Electric car charging point. The frontage enjoys an area of established shrubs and small trees and an area of lawn. The rear garden enjoys a paved terrace area nicely secluded, the remaining garden laid mainly to lawn with established hedges and herbaceous borders. Useful storage cupboard to side. The former garage has been converted to an office/studio currently used as a gymnasium.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

COUNCIL TAX

Maidstone Borough Council Tax Band : F

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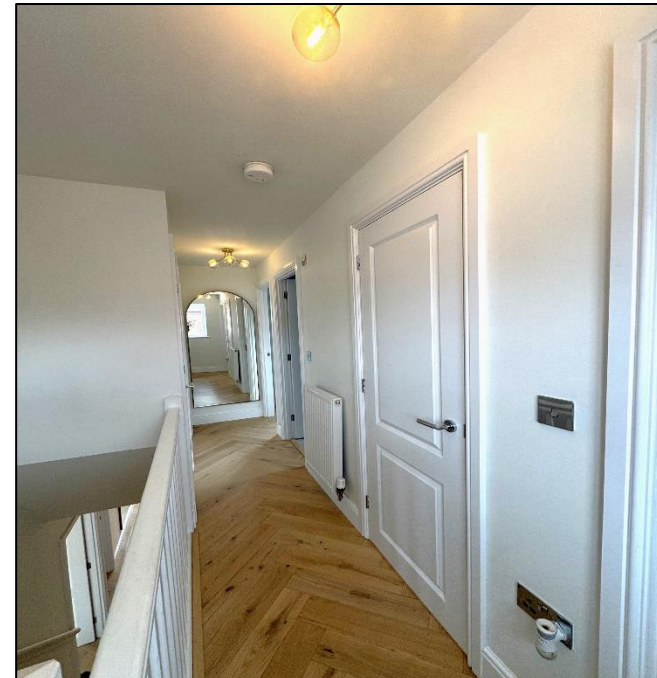
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FLOORPLANS

