RADFORDS
ESTATE AGENTS

Village Houses

2 ELTON VILLAS
WEST END
MARDEN
KENT, TN12 9HZ

PRICE £565,000 FREEHOLD

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

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

rightmove OnTheMarket.com Zoopla PrimeLocation.com The Property Ombudsman RLA CMP

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

AN OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL AND OUTSTANDING ATTACHED VILLAGE PROPERTY

ENTRANCE HALLWAY, CLOAKROOM/UTILITY ROOM, LIVING ROOM, FAMILY ROOM, SNUG, KITCHEN/DINER, COURTYARD AREA, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, CAR PARKING FOR TWO CARS, HERBACEOUS LANDSCAPED GARDENS TO REAR

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Goudhurst Road. On entering the area known as West End, after passing Pattenden Lane, the property will be found on the left-hand side with our For Sale board outside.

DESCRIPTION

An exceptional and outstanding extended village property finished to a high standard of workmanship. The property benefits from two reception rooms. The main feature of the property is the outstanding kitchen/diner in conservatory style. In addition, there is an individual courtyard area. The garden has an immediate area of terrace, landscaped lawns and borders complement the property perfectly.

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.

RADFORDS
ESTATE AGENTS

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

The accommodation comprises:

Replacement front door opening through to:

ENTRANCE HALLWAY
Quality wood stripped flooring. Radiator. Oak door with bevelled glass leading to:

LIVING ROOM
Bay window to front with fitted slatted blinds. Traditional wood stripped flooring. Radiator. A feature of the room is the fireplace with living flame gas fire situated within natural wood surround with granite finished hearth.

CLOAKROOM/UTILITY ROOM
Wood stripped flooring. WC. Hand wash basin. Worktop area with space and plumbing for washing machine and dishwasher.

FAMILY ROOM
Wood stripped flooring. Radiator. Traditional fireplace with oak surround. Arch leading through to:

SNUG
Tiled flooring. Traditional slate/stone styled wall. Wood burning stove. French doors opening onto inner courtyard area.

KITCHEN/DINER
Ceramic tiled flooring. Fitted out with base and eye level units finished in grey with under lighters and hardwood finished worktop surfaces incorporating ceramic sink unit with monobloc tap. Inset Combo hob induction with inbuilt extractor unit. Integrated dishwasher, fridge freezer, individual wine fridge and integral waste bin. Vertical radiator. French doors opening to internal courtyard area. Bifold doors opening onto rear terrace.

STAIRCASE
Leading to:

FIRST FLOOR LANDING
Fitted carpeting.

FAMILY BATHROOM
Window to rear. Oak stripped flooring. Panelled bath. WC. Shower cubicle with fitted power shower. Vanity hand wash basin. Vertical radiator. Tiled walls.

BEDROOM 2
Window to rear with slatted blinds. Radiator. Fitted carpeting. Built-in double wardrobe cupboards.

BEDROOM 3
Window to front with slatted blinds. Radiator. Fitted carpeting.

BEDROOM 4
Window to front with slatted blinds. Radiator. Fitted carpeting.

STAIRCASE
Leading to:

SECOND FLOOR LANDING
Fitted carpeting. Velux window. Eaves cupboard.

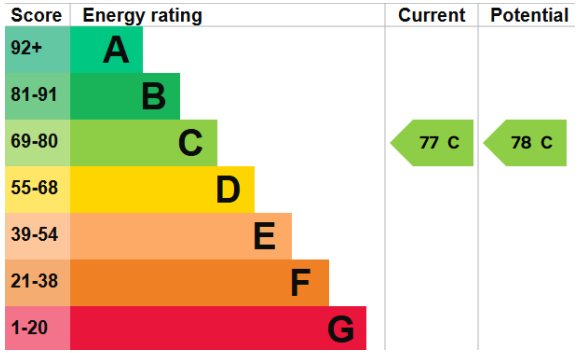
BEDROOM 1
Velux double aspect windows. Radiator. Fitted carpeting. Built-in range of fitted wardrobe cupboards. Eaves cupboard.

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

OUTSIDE
To the front there is an area of paving defined by low brick wall boundaries with parking for at least two cars. To the rear of the property, approached through the bi-fold doors, is the spacious paved terraced area with wicket fencing, well-maintained lawns with central shaped path leading through to the rear of the garden area. Established herbaceous borders form a feature of this lovely garden. Feature fishpond. Aluminium glazed and framed green house. Garden shed.

AGENTS NOTE:
Rear access. Solar panels are fitted to the roof of this property which are included in the sale with a 9-year tariff producing between £600 - £700 per annum.

ENERGY PERFORMANCE RATING



EPC rating: C

COUNCIL TAX
Maidstone Borough Council Tax Band C

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.

RADFORDS
ESTATE AGENTS

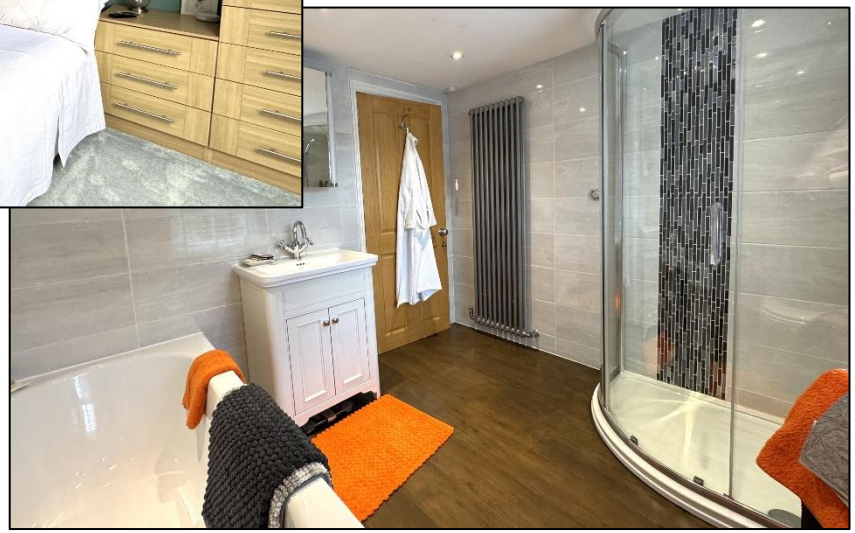
2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

RADFORDS
ESTATE AGENTS

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

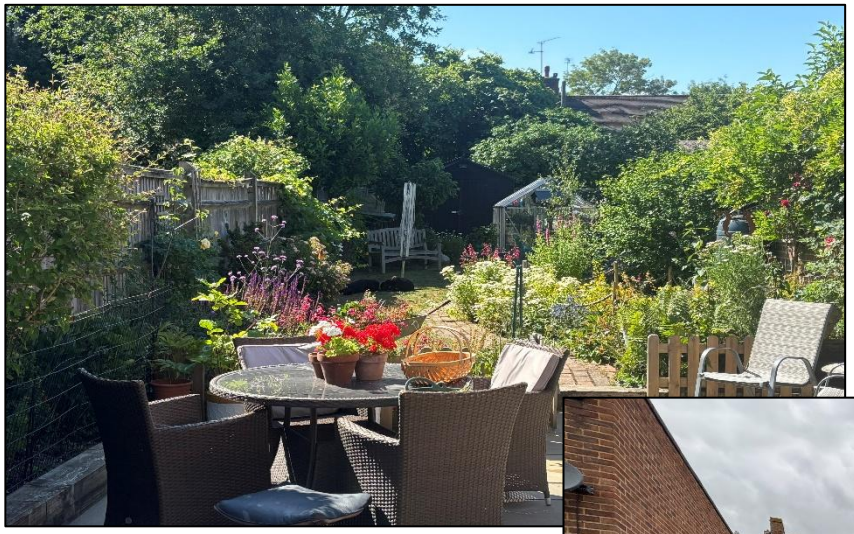
RADFORDS
ESTATE AGENTS

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ



RADFORDS
ESTATE AGENTS

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ



RADFORDS
ESTATE AGENTS

2 ELTON VILLAS , WEST END, MARDEN , KENT, TN12 9HZ

FLOORPLANS

Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

RADFORDS ESTATE AGENTS