

RADFORDS
ESTATE AGENTS

Village Houses



**1 WIDEHURST BUNGALOWS
OFF THORN ROAD
MARDEN
KENT TN12 9LN
PRICE £395,000 FREEHOLD**



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

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

1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN

A WELL-MAINTAINED AND SPACIOUS BUNGALOW SET JUST OFF OF THORN ROAD IN MARDEN

**ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, DOWNSTAIRS SHOWER ROOM,
TWO/THREE BEDROOMS, DOUBLE GARAGE, GARDENS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

Leaving Marden village, continue along Thorn Road and before reaching the end of the road there is a turning to the right into a farm, continue through and bear right at the end and into the area and the property will be found on the left hand side.

DESCRIPTION

Situated on the outskirts of Marden village and situated in the Cranbrook School catchment area is an opportunity acquire an interesting project of a semi-detached bungalow. A spacious accommodation with replacement double glazing. Additionally, a large double garage lays to the side of the property which subject to planning permission could be incorporated into the accommodation. The bungalow enjoys gardens to front and rear. An internal inspection is highly recommended. There is no onward chain.

The property is set in the outskirts of 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

1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN

Replacement front door opening to :

ENTRANCE HALLWAY

Fitted carpeting. Understairs cupboard. Electric heater.

LIVING ROOM

Double glazed window to rear. Original style brick fireplace with wood burning stove. Fitted carpeting. Useful storage cupboard.

DINING ROOM

French doors opening to rear garden. Fitted carpeting.

KITCHEN/POTENTIAL BREAKFAST ROOM

Double glazed window to front. Fitted out with a range of base and eye level units. Inset enamel sink unit with monobloc tap. Ceramic hob with extractor hood. Bosch oven. Walk-in larder. Floor covering as laid.

SPACIOUS SHOWER ROOM

Double glazed window to front. Walk-in Bristan shower. Hand wash basin and vanity unit. WC. Tiled walls. Floor covering as laid.

STAIRCASE

Carpeting leading to first floor landing.

LANDING

Window to rear.

BEDROOM 1

Double glazed window to front. Built in cupboard.

BEDROOM 2

Fitted carpeting. Built in cupboards with bed head area. Electric Heater. Access through to :

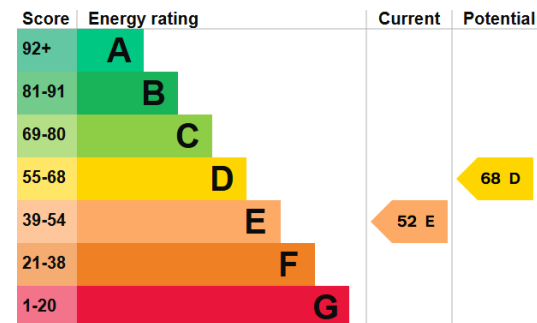
BEDROOM 3

Twin Velux windows. Carpeting as laid.

OUTSIDE

To the front of the property is a brick wall with path leading to front door. Area of lawn and shrubs. Outside light. Access to double garage with electrically operated up and over door. Light and power inside. Window to side and door to rear. Plumbing for automatic washing machine. The rear garden lays mainly to lawn with a paved terrace with fencing and area to potentially be a vegetable garden. Aluminium glazed and framed green house.

ENERGY PERFORMANCE RATING



EPC rating: E

COUNCIL TAX

Maidstone Borough Council Tax Band D

1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN



1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN



1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN



SERVICES

Mains water. Electricity. Private drainage.

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

1 WIDEHURST BUNGALOWS, OFF THORN ROAD, MARDEN , TN12 9LN

FLOORPLANS



Plan produced using PlanUp.