

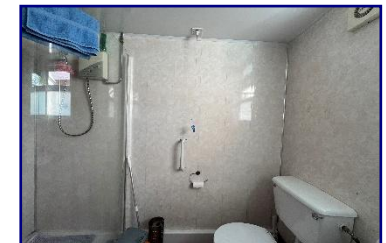
RADFORDS

ESTATE AGENTS

Village Houses



**CUMNOR
THORN ROAD
MARDEN
KENT TN12 9EJ
PRICE £325,000 FREEHOLD**



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

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

CUMNOR, THORN ROAD, MARDEN, KENT, TN12 9EJ

AN OPPORTUNITY TO ACQUIRE A MID-TERRACED PERIOD COTTAGE OVERLOOKING OPEN LAND ON THE OUTSKIRTS OF THE VILLAGE OF MARDEN

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, SHOWER ROOM, LANDING, THREE BEDROOMS, CAR PARKING SPACE, GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Albion Road and then continue through to Thorn Road. The cottage will be found a short way along on the right-hand side.

DESCRIPTION

An Edwardian mid-terraced property occupying a rural position. An opportunity for refurbishment and updating with the benefit of replacement double glazing. This is an exciting project to create a lovely period cottage. We highly recommend an internal inspection.

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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ENTRANCE VESTIBULE

Front door. Quarry tiled flooring.

ENTRANCE HALL

Floor covering as laid.

LIVING ROOM

Bay window to front. Fireplace.

DINING ROOM

Fireplace with fitted gas fire (not connected and non-operational).
Useful understairs cupboard.

KITCHEN

Window to side. Quarry tiled flooring. Base and eye units with stainless steel single drainer sink unit.

ADJOINING LEAN-TO AREA

Plumbing for washing machine. Power point.

CLOAKROOM/SHOWER ROOM

Window to side. Fitted shower cubicle. WC. Hand wash basin.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Window to rear.

BEDROOM 1

Window to front.

BEDROOM 3

Window to rear. Airing cupboard housing hot water cylinder with immersion.

STAIRCASE

Leading to:

SECOND FLOOR

BEDROOM 2

Window to rear.

OUTSIDE

The property enjoys an area of parking for at least two cars. There is a courtyard area to the rear with garden shed and element of paved area. The remaining rear garden is long and laid mainly to lawn with established hedging and shrubs.

ENERGY PERFORMANCE RATING

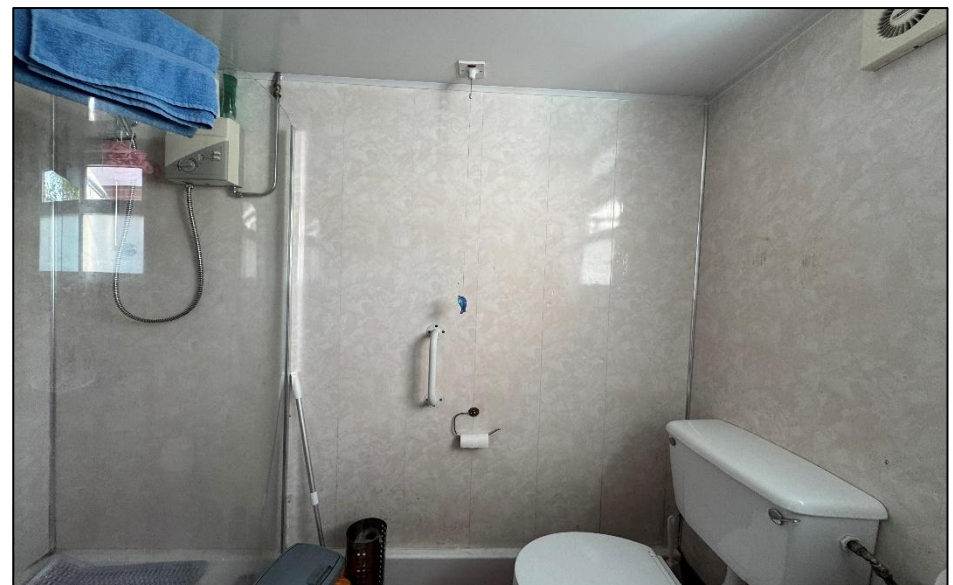
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

EPC rating: F

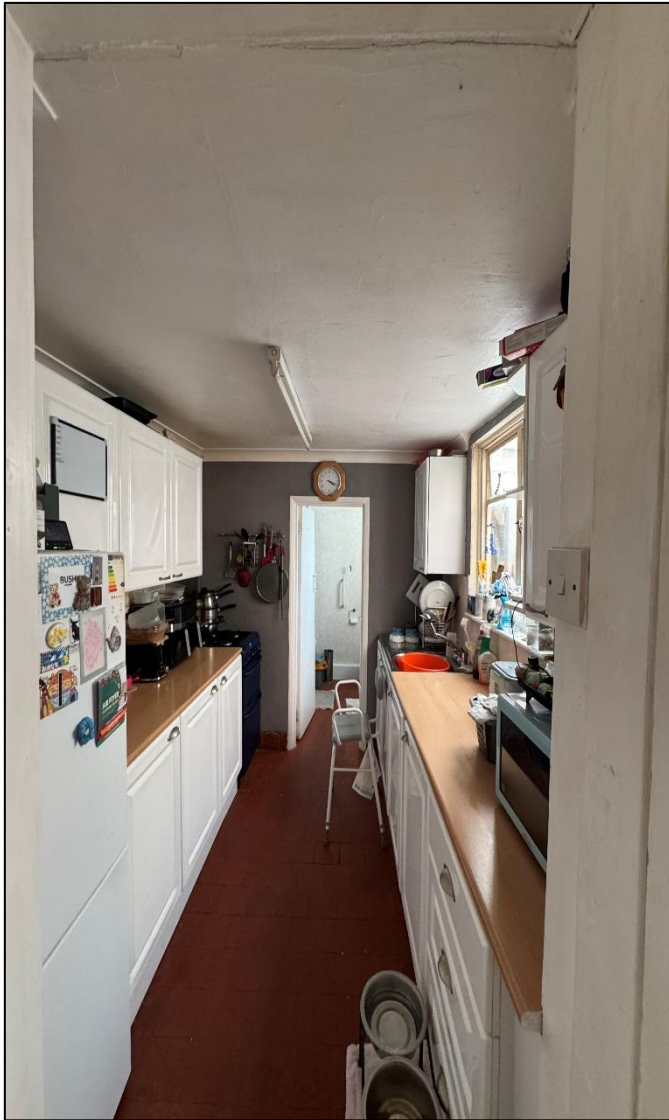
COUNCIL TAX

Maidstone Borough Council Tax Band D

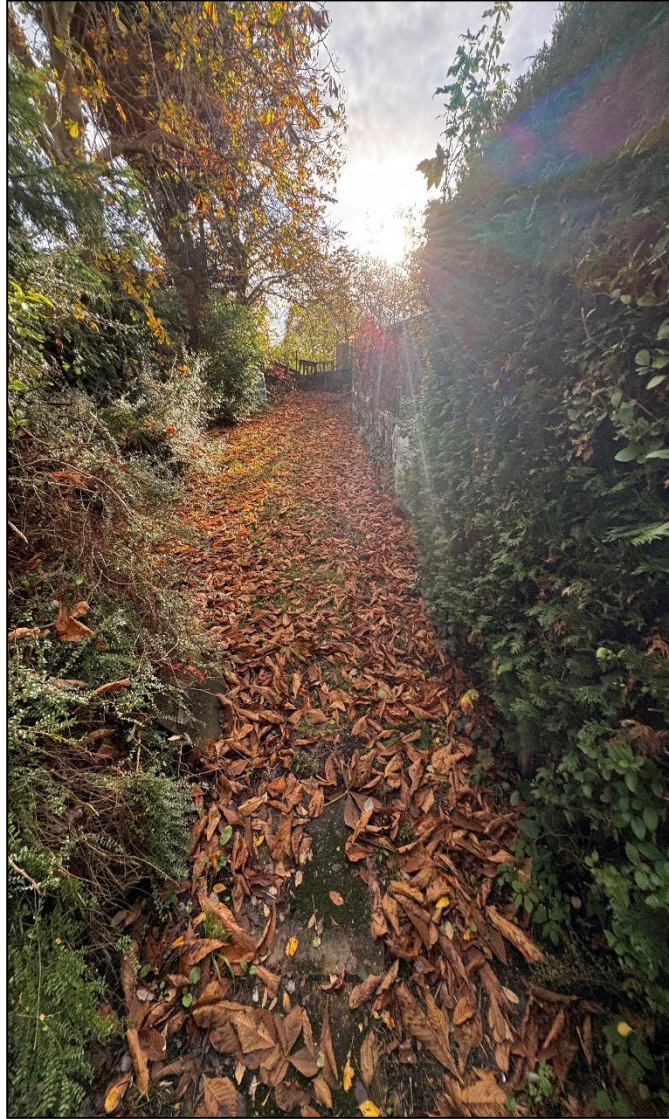
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FLOORPLANS



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.