

RADFORDS
ESTATE AGENTS

Village Houses



**19 ROUNDEL WAY
MARDEN
KENT
TN12 9TW
PRICE £650,000 FREEHOLD**



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19 ROUNDEL WAY, MARDEN, KENT, TN12 9TW

**AN EXCEPTIONAL, WELL-PRESENTED AND SPACIOUS DETACHED FAMILY HOUSE IN A QUITE ENCLOSED LOCATION
BACKING ONTO OPEN LAND TO THE REAR**

**ENTRANCE HALL, CLOAKROOM, STUDY, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM,
LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, SHOWER ROOM, DOUBLE GARAGE, LANDSCAPED
GARDENS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Albion Road and turn right into Roundel Way. The property will be found a short way along on the left-hand side, set back slightly off of the road with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire a spacious family home in excellent decorative order throughout. The accommodation is well-planned and benefits from the lovely, landscaped garden to the rear. Conveniently situated within easy walking distance of Marden village centre.

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 HALL

Approached through replacement front door with side window. Fitted carpeting.

CLOAKROOM

WC. Hand wash basin.

STUDY

Window to front. Radiator.

LIVING ROOM

Double aspect with window to front and French doors opening onto rear terraced area. Fitted carpeting. Two radiators. Fireplace. Casement doors opening through to:

DINING ROOM

Window to rear. Radiator. Fitted carpeting.

KITCHEN/BREAKFAST ROOM

Double aspect. Fitted out with range of base and eye level units with inset sink and drainer unit. Integrated Neff double oven. Ceramic hood with extractor. Integrated dishwasher. Floor covering as laid. Door off to:

UTILITY ROOM

Window to side. Radiator. Fitted worktop surface with fitted sink unit. Space and plumbing for washing machine and tumble drier. Gas-fired boiler serving domestic hot water and central heating.

STAIRCASE

Fitted carpeting. Leading to:

GALLERIED LANDING

Fitted carpeting. Access to insulated loft area. Airing cupboard with hot water cylinder.

BEDROOM 1

Double aspect with window to front and side. Radiator. Fitted carpeting. Four separate fitted wardrobe units.

ENSUITE

Walk-in shower. Hand wash basin. WC. Radiator. Shaver point.

BEDROOM 2

Window to front. Radiator. Fitted carpeting. Built-in wardrobe cupboard.

BEDROOM 3

Window to rear. Radiator. Fitted carpeting.

BEDROOM 4

Window to rear. Radiator. Fitted carpeting.

FAMILY SHOWER ROOM

Walk-in shower. Hand wash basin. WC. Fitted carpeting. Radiator. Shaver point.

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OUTSIDE

The property enjoys an area of frontage with parking for several cars and garden. Access to double garage with twin electronically operated up and over doors, light and power. Side access through gate leading to side area of partial garden and paving with outside tap. The main garden lays mainly to the rear, which is nicely landscaped with established shrubs, hedges and lawn. Paved terraced area with electronically operated canopy. A feature of the garden is the lovely pergola. To the rear of this is a further area of garden with hedging and shrubs.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band G

MONEY LAUNDERING REGULATIONS

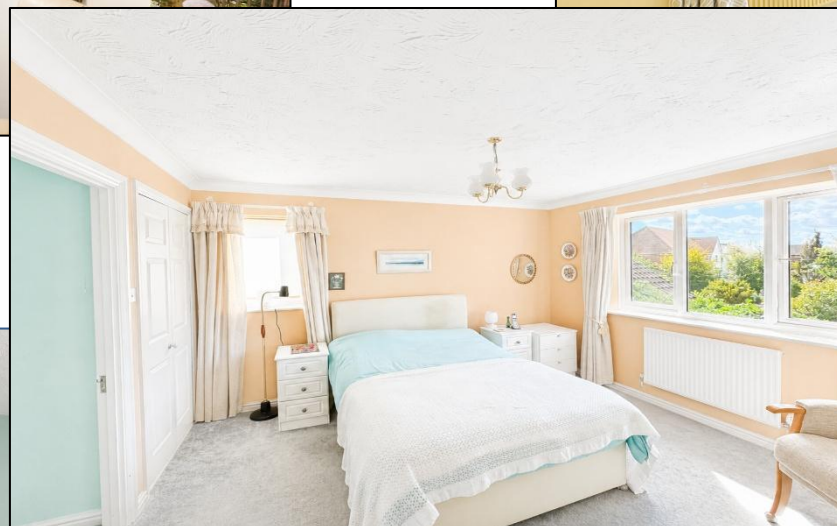
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans 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. 161.5 sq. metres (1738.5 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Integral garage area included in total area
Plan produced using PlanUp.