

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**24 SOVEREIGNS WAY  
MARDEN  
KENT  
TN12 9QF  
PRICE £299,950 FREEHOLD**



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# 24 SOVEREIGNS WAY, MARDEN, KENT, TN12 9QF

**A well-maintained end-of-terrace property, nicely tucked away in a cul-de-sac**

**ENTRANCE VESTIBULE, LIVING & DINING ROOM, KITCHEN, LANDING, BEDROOM 1, BEDROOM 2, BATHROOM, GARDEN, GARAGE & CAR PARKING SPACES**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Marden proceed along the Goudhurst Road just past the station entrance and turn right into Pattenden Lane, turn left and continue along Sovereigns Way until you see the sign on the right-hand side for Sovereigns Way No. 20-40, turn right into the road and the property will be found a short way on the right-hand side.

**DESCRIPTION** A much-loved end-of-terrace home enjoys the local benefits of easy parking, good-sized rooms, as well as being a mere 5-minute walk to the local (Marden) Train Station. The property is situated within a cul-de-sac which makes parking easier and more accessible, the property is also located near some local countryside walks for those with pets or just looking to embrace the Kent countryside. Providing both on street and allocated parking available, as well as a garage, there is plenty of car parking spots for both residents and guests.

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

Window to front. Ceiling light. Fitted carpeting.

## LIVING ROOM/DINING AREA

Window to front with privacy screens. Fitted carpeting. Radiator. Shelving.

## KITCHEN

Window to front and door to rear garden. Range of base and eye level units with single drainer sink unit. Gas oven with hob and extractor fan over. Integrated dishwasher. Glo Worm gas-fired boiler. Storage cupboard. Breakfast bar. Shelving. Door to rear garden.

## LANDING

Window to side. Fitted carpeting. Access to part boarded loft with light and ladder. Airing cupboard with hot water cylinder.

## BEDROOM 1

Two windows to front. Over stairs storage cupboard. Radiator.

## BEDROOM 2

Window to rear with fitted shutter blinds. Radiator. Built-in units, shelving and desk.

## BATHROOM

Window to rear. Radiator. Hand wash basin. Mirrored cabinet. Panelled bath with shower attachment. WC. Fitted carpeting. Panelled walls. Spotlights.

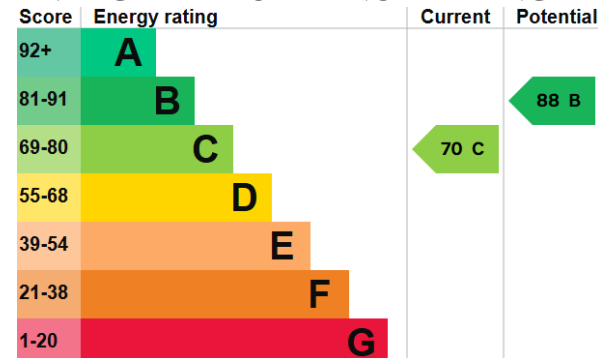
## OUTSIDE

The front of the property is attractively positioned, set slightly back from the cul-de-sac and mainly laid to lawn, with a paved pathway leading to the front door and side access.

To the rear, the property benefits from a secluded and private garden, bordered by mature bushes and shrubs. Stepping directly out from the kitchen, there is a paved patio area ideal for outdoor seating. The remainder of the garden is predominantly laid to lawn, with stepping stones leading to a shed at the far side, providing useful storage.

The garage forms part of a small en bloc shared with two others and includes a parking space immediately outside.

## ENERGY PERFORMANCE RATING



EPC rating: C

## COUNCIL TAX

Maidstone Borough Council Tax Band C

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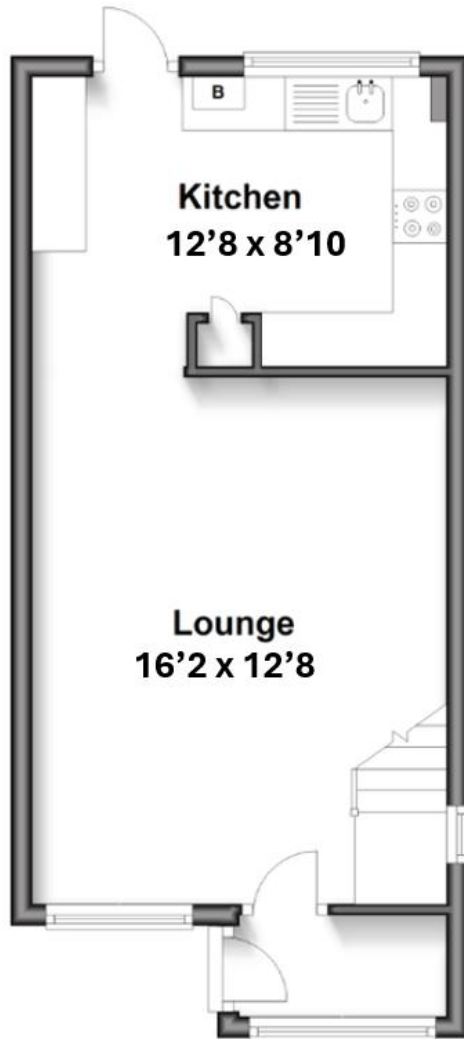


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## FLOORPLANS

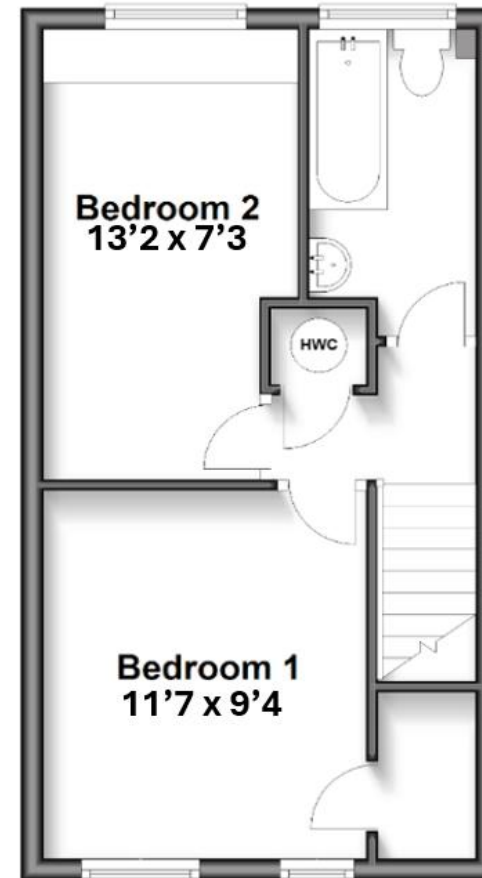
### Ground Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



### First Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



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### **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.*