

RADFORDS
ESTATE AGENTS

Village Houses



**3 THE WICKETS
MARDEN
KENT
TN12 9GR
PRICE £725,000 FREEHOLD**



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3 THE WICKETS, MARDEN, KENT, TN12 9GR

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED EXECUTIVE STYLE FAMILY RESIDENCE

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING AREA, KITCHEN AREA, UTILITY ROOM, BEDROOM 1 WITH DRESSING ROOM AND SHOWER ROOM, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, SECLUDED GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Albion Road, continue along and the entrance to The Wickets will be found just after passing Stanley Road on the left.

DESCRIPTION

An exceptional opportunity to acquire a beautifully presented detached family executive style residence. An internal inspection is highly recommended to appreciate the quality of what is on offer. The main bedroom with the dressing room area is a major feature of the property with adjoining ensuite. The property enjoys a select frontage area with garden and car parking. The rear garden enjoys a walled area providing secluded terrace area.

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 front door. Stripped flooring. Radiator. Door off to:

CLOAKROOM

WC. Hand wash basin set in vanity unit. Radiator. Stripped flooring.

LIVING ROOM

Bay window to front, window to side and French doors opening onto rear garden. Unique panelled wall. Fitted carpeting. Two panelled radiators.

DINING AREA

Bay window to front. Stripped flooring. Radiator.

KITCHEN AREA

Window to rear with fitted blinds. Fitted out with range of base and eye level units with Onyx effect worktop surfaces area with inset 1½ bowl sink unit with monobloc tap. Ceramic touch five ring hob with extractor hood. AEG double oven. Integrated dishwasher and fridge freezer.

UTILITY ROOM

Door opening to garden. Stripped flooring. Radiator. Worktop surface with fitted sink unit. Space and plumbing for washing machine. Useful storage cupboard.

STAIRCASE

Fitted carpeting. Leading to:

GALLERIED LANDING

Window to rear. Radiator. Airing cupboard housing hot water cylinder. Access to insulated loft area.

BEDROOM1/DRESSING ROOM SUITE

Double aspect with windows to front, rear and Velux window. Useful eaves cupboard. The dressing area comprises of a full range of fitted wardrobe cupboards with mirrored doors. Two radiators. Air conditioning unit. Door off to:

ENSUITE

Velux window. Panelled bath with handheld shower. Walk-in shower cubicle with fitted power shower. Hand wash basin in vanity unit. WC. Fitted wall mirror. Tiled walls and flooring. Shaver point.

BEDROOM 2

Window to front. Radiator. Fitted carpeting. Fitted wardrobe cupboard.

ENSUITE

Shower cubicle. Hand wash basin in vanity unit. WC. Fitted mirror. Shaver point. Chrome heated towel rail.

BEDROOM 3

Window to front. Radiator. Fitted carpeting.

BEDROOM 4

Window to rear. Radiator. Fitted carpeting.

FAMILY BATHROOM

Window to front. Panelled bath with handheld shower. Hand wash basin in vanity unit. WC. Tiled splashback and flooring. Chrome heated towel rail. Cupboard.

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FRONT

To the front of the property enjoys a driveway extending the front of the property with area of landscaped garden and hedging. Car parking for several cars with access to:

DOUBLE GARAGE

Twin electrically operated up and over doors. Light and power. Built in range of cupboards. Plumbing for automatic washing machine. Gas-fired boiler serving domestic hot water and central heating.

REAR

To the rear of the property lies the main garden which is laid mainly to lawn with feature paved terrace area with retaining secluded brick wall. Useful shed currently fenced off. Side access. External lighting. Outside tap.

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.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

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



† PWS 32, 43 & 57 are bonded. * Windows to plots 32, 43, 53, 54, 60 and 61 only. □ Windows to plots 3, 33, 53, 60, 43 and 57 only.
 Δ Window to plot 60 only.
 — RESTRICTED HEAD ROOM ROOF WINDOW AC - AIRING CLIPBOARD CLIPD - CLIPBOARD W - FITTED WARDROBE
 These floorplans and computer generated images are indicative only and depicts a typical finishing, some properties may vary significantly from that shown.
 All sizes are approximate with maximum finished dimensions. Contractors operates a policy of continuous product development and all room layouts may be
 subject to minor modifications. Kitchen and bathroom layouts are indicative. Recessed furniture are not indicated. Fixtures are not shown to scale. Please
 refer to dimensional objects to room gangways, windows for each plot. For information, internal grid and external dimensions, including and
 differences to plots should be checked with a Sales Consultant before reservation. Copyright reserved the right to amend specifications as necessary.