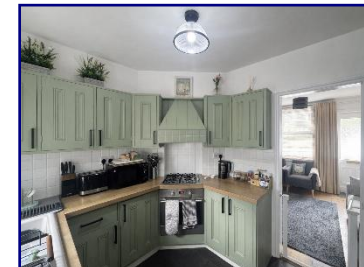


**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**DAISY COTTAGE**  
**1 HOWLAND ROAD**  
**MARDEN, KENT**  
**TN12 9HQ**  
**PRICE £325,000 - FREEHOLD**



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# DAISY COTTAGE, 1 HOWLAND ROAD, MARDEN, KENT, TN12 9HQ

## A LOVELY AND BEAUTIFULLY PRESENTED END OF TERRACE VILLAGE COTTAGE

**LIVING ROOM, DINING ROOM, KITCHEN, LANDING, BEDROOM WITH ENSUITE, SECOND BEDROOM, BATHROOM, SEPRARATE OFFICE OUT-BUILDING, GARDEN, CAR PARKING**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From the centre of the village of Marden, proceed into Howland Road and the cottage will be found a short way along on the left-hand side, with our For Sale board outside.

### DESCRIPTION

A Victorian, end of terrace, traditional cottage having been extended and refurbished in recent years with the benefit of replacement double glazing and full gas fired central heating. Kitchen and bathrooms have been refurbished recently and an internal inspection is highly recommended. Additionally, there is a large further building ideal for office or playroom/gym also centrally heated.

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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Accommodation comprises:

Replacement front door opening through to:

## **LIVING ROOM**

Double glazed window to front. Panelled radiator. Wood strip flooring. Feature traditional open sile fireplace with hardwood mantle housing wood burning stove and useful side cupboards.

## **DINING ROOM**

Double glazed window to rear. Door opening to side. Panelled radiator. Wood strip flooring.

## **KITCHEN**

Refitted with base and eye level units, finished with natural wood worktop surface areas with ceramic 1.5 bowl sink unit. Gas hob with extractor hood and oven. Understairs recessed for fridge-freezer. Slate tiled flooring. Staircase leading to:

## **FIRST FLOOR LANDING**

Fitted carpeting. Panelled radiator.

## **BEDROOM TWO**

Double glazed window to front. Panelled radiator with cover. Built-in wardrobe cupboard. Fitted carpeting.

## **FAMILY BATHROOM**

Window to rear. Panelled bathtub with screen and handheld shower attachment. Vanity hand wash basin. WC. Heated towel rail.

## **STAIRCASE**

Leading to second floor. Side shelving.

## **BEDROOM ONE**

Velux window to front. Double glazed window to rear. Fitted carpeting. Panelled radiator.

## **ENSUITE**

Hand wash basin in vanity unit. WC. Fitted wall mirror. Window to rear.

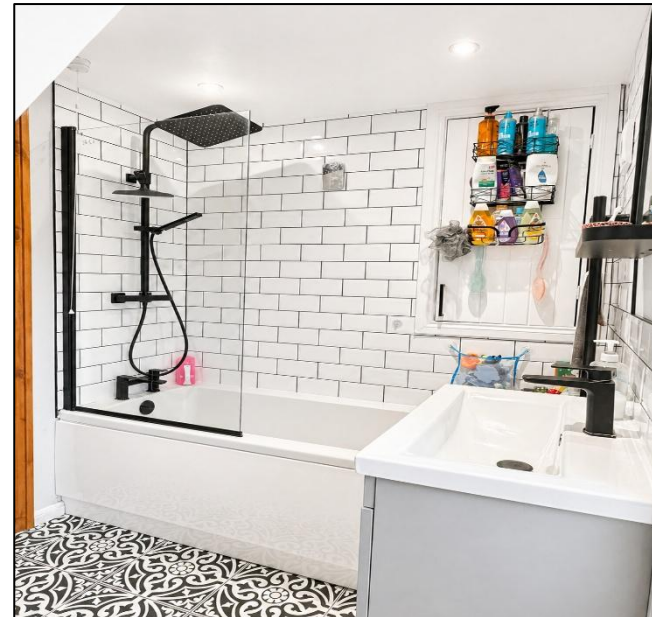
## **OUTSIDE**

The property enjoys an area of frontage and car parking with gates opening through to cupboard side area leading through to out-house/office building with wood strip flooring, light and power, panelled radiator, double glazed window overlooking garden. Independent gated access through to rear garden which is laid mainly to lawn and fully fenced.

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## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

## COUNCIL TAX

Maidstone Borough Council Tax Band C

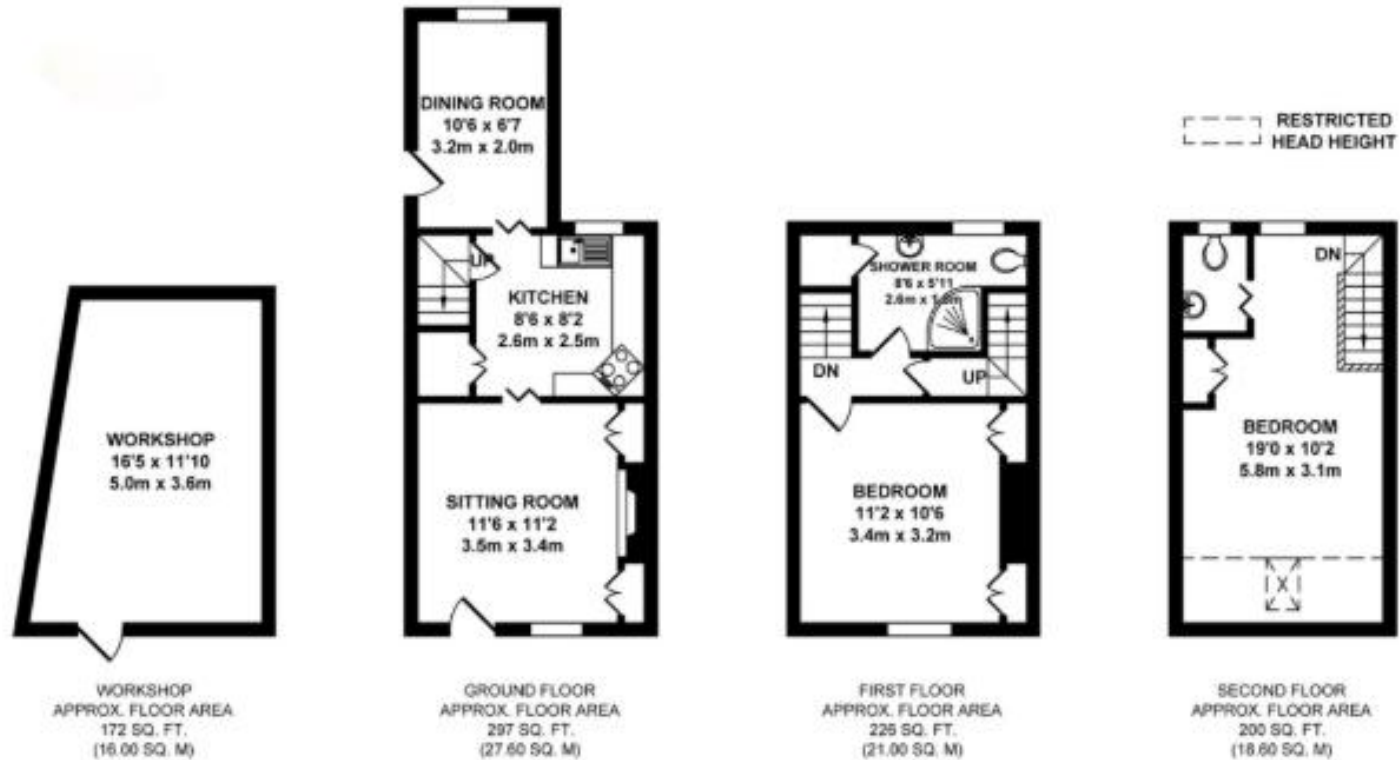
## MONEY LAUNDERING REGULATIONS

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.*

# DAISY COTTAGE, 1 HOWLAND ROAD, MARDEN, KENT, TN12 9HQ

## FLOORPLANS



TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.20 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 (Zone Media 5021)