

RADFORDS
ESTATE AGENTS

Village Houses



**1 LILLIAN VILLAS
WEST END
MARDEN
KENT TN12 9JN
PRICE £435,000 FREEHOLD**



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

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

1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN

AN EXTENDED SEMI-DETACHED PROPERTY CONVENIENTLY SITUATED WITHIN THE WEALDEN VILLAGE OF MARDEN.

ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, WELL-FITTED KITCHEN, COVERED CONSERVATORY STYLED AREA WITH CLOAKROOM, LANDING, TWO BEDROOMS, SPACIOUS FAMILY BATHROOM, GARAGE, WELL-PRESENTED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into the Goudhurst Road and after bearing round past the West End Tavern on the right, continue along and the property will be found on the left-hand side with our For Sale board outside.

DESCRIPTION

A well-presented semi-detached house with scope for further extension, subject to planning permission. The property has the advantage of several cars to the front and the additional covered conservatory styled area provides additional living accommodation. The garden is nicely landscaped to the rear which is a feature of the property.

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.



1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN

Replacement front door with oval window opening to:

ENTRANCE HALLWAY

Radiator. Coconut matting. Carpeting. Door opening through to:

LIVING ROOM

Double-glazed window to front with slatted window blinds. Traditional style fireplace with tiled hearth housing wood burning stove. Radiator. Door opening into:

DINING ROOM

Double-glazed window to side. Radiator. Fitted carpeting. Recess spotlights. Useful understairs cupboard.

KITCHEN

Replacement double-glazed window to rear and replacement door to side. Fitted out with range of base and eye level units finished in cream with wood-effect worktop surfaces. Inset stainless steel 1½ bowl sink unit with mono tap. Four ring gas hob with extractor hood over with matching oven under. Space and plumbing for dishwasher and washing machine. Recess for fridge freezer. Recess spotlights. Underfloor heating.

CONSERVATORY AREA

Ceramic tiled flooring. Interestingly fitted out with replacement double-glazing and French doors opening to patio area. Additional kitchen-style feature with units and deep butler sink. Side access. Personal door to garage.

SEPARATE WC

WC.

BEDROOM 1

Twin double-glazed windows to front. Radiator. Fitted carpeting. Built-in range of quality wardrobe cupboards.

LANDING AREA

Access to loft. Fitted carpeting.

BEDROOM 2

Double-glazed window to side. Radiator with cover. Fitted carpeting.

SPACIOUS BATHROOM

Double-glazed window to rear. Panelled bath with handheld shower. Shower cubicle with fitted power shower. Semi-circular hand wash basin in vanity unit. Chrome heated towel rail. Radiator. WC. Recess lights.

OUTSIDE

To the front is a gravelled driveway with car parking space for at least four cars with access to single garage with up and over door, light and power. Up and over door leading to garage and side gate to side access. To the rear is a paved terraced area. The garden is spacious and well-planned with curved brick path leading through to first area which is laid to lawn with established shrubs bushes and fishpond. Secondary circular terraced area within pergola. Further curved brick pathway leading through to additional area of rear garden with garden shed and storage area.

1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band D

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.



1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN



1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN



1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN



1 LILLIAN VILLAS, WEST END, MARDEN, KENT, TN12 9JN

FLOORPLANS



Total area: approx. 114.9 sq. metres (1236.4 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.

RADFORDS
ESTATE AGENTS