

RADFORDS
ESTATE AGENTS

Village Houses



**60 SEYMOUR DRIVE
MARDEN
KENT
TN12 9GT
PRICE £625,000 FREEHOLD**



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60 SEYMOUR DRIVE, MARDEN, KENT, TN12 9GT

AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, BUILT BY COUNTRYSIDE HOMES TO THEIR WOODLARK DESIGN WITH A HIGH SPECIFICATION.

ENTRANCE HALL, CLOAKROOM, LIVING AREA, QUALITY FITTED KITCHEN, GALLERIED LANDING, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDENS AND CAR PARKING

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Albion Road and take the second turning left into Seymour Drive. The property will be found a short way along on the right-hand side.

DESCRIPTION

An opportunity to acquire a beautifully presented detached family home built to a high specification by Countryside Homes in 2021, the property benefits from the remainder of the 10-year NHBC warranty (approximately 6 years remaining). The property occupies a desirable position opposite a private residential green. This four-bedroom home is perfectly designed for relaxation and socialising. The ground floor features a large open plan kitchen/living area with double French doors opening onto rear garden. Amtico Spacia flooring on the ground floor. An internal inspection is highly recommended to appreciate what is on offer.

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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The accommodation comprises:

Front door opening through to:

ENTRANCE HALL

Antico Spacia floor covering. Covered radiator. Door off to:

CLOAKROOM

Window to front. Radiator. Vanity unit incorporating WC. Wash basin. Fitted mirror.

LIVING AREA

This room enjoys windows and French doors opening onto secluded rear garden. Two covered radiators. A feature of this room is the elevated ceiling incorporating twin Velux windows providing additional light. Two fitted uplighters. Understairs cupboard providing space and plumbing for washing machine.

KITCHEN AREA

Window to front. Radiator. Fitted with quality range of base and eye level units with Silestone worktop and inset ceramic five hob ring with extractor hood over. Twin AEG ovens. Integrated fridge freezer. AEG dishwasher. Shelving.

STAIRCASE

Fitted carpeting.

SPACIOUS GALLERIED LANDING

Covered radiator. Access to insulated loft area. Useful bulkhead storage cupboard.

BEDROOM 1

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

ENSUITE

Quality walk-in shower. Hand wash basin and WC in vanity unit. Wall mirror. Chrome heated towel rail.

BEDROOM 2

Window to front with venetian blind. Fitted carpeting. Radiator.

BEDROOM 3

Window to rear. Fitted carpeting. Radiator.

BEDROOM 4

Window to front. Fitted carpeting. Radiator.

FAMILY BATHROOM

Window to front. Panelled bath with handheld shower attachment. Vanity unit incorporating WC and hand wash basin. Chrome heated towel rail. Tiled flooring. Wall mirror.

OUTSIDE

The property enjoys a frontage which overlooks an open lawned area with herbaceous borders. Car parking space. Garage with up and over door, light, power and car charging point. Side access with pedestrian gate leading to side garden extending to the rear with area of paving and laid mainly to lawn.

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COUNCIL TAX

Maidstone Borough Council Tax Band F

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.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

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FLOORPLANS

