

RADFORDS
ESTATE AGENTS

Village Houses



**1 COLSENO VLLAS
GOUDHURST ROAD
MARDEN, KENT
TN12 9FF**

PRICE £595,000 FREEHOLD



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AN OPPORTUNITY TO ACQUIRE AN IMMACULATELY PRESENTED & TASTEFULLY RENOVATED, FOUR BEDROOM, SEMI-DETACHED EDWARDIAN PROPERTY IN THE POPULAR WEALDEN VILLAGE OF MARDEN

ENTRANCE HALL, LIVING ROOM, CLOAKROOM, UTILITY ROOM, RECENTLY RE-FITTED KITCHEN & DINING ROOM/FAMILY ROOM, FIRST FLOOR LANDING, MAIN BEDROOM WITH ENSUITE, TWO FURTHER DOUBLE BEDROOMS & ONE SINGLE BEDROOM, FAMILY BATHROOM, GARDEN & OUTBUILDING WITH WC AND OFFICE SPACE

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.

DESCRIPTION Built in 1905, this Edwardian property has been extensively renovated in the last 5 years, including new double-glazed windows throughout, a newly refitted kitchen featuring top-of-the-range base and eye-level units, LVT flooring throughout the ground floor and fitted wool looped carpets on the upper levels as well as replacement oak wood Climadoors throughout the property, and Crittall-style doors opening onto the south-east facing rear garden. Additionally, two further bedrooms have been added, one of which is located in the recently converted loft. The garden benefits from an outbuilding fitted with a WC, electricity, and Wi-Fi, offering ample space for a home office or additional entertaining 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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Replacement front door opening into:

ENTRANCE HALL

LVT flooring fitted throughout ground floor. Storage cupboards and shelving, with bench. Vertical panelled radiator. Spotlights. Wooden stairs with runner leading to first floor landing. Door to side leading to:

LIVING ROOM

Window to front with shutter blinds. Panelled radiator to front. Log burner recently installed and serviced in last 12 months. Shelving. Cabinets concealing meters.

CLOAKROOM

Access via Entrance Hall. LVT flooring. Tiled splashback. WC. Compact hand wash basin. Extractor fan. Chrome heated towel rail. Spotlight.

UTILITY

Base and eye-level units. Space and plumbing for washing machine and tumble drier. 1.0 bowl ceramic sink. Extractor fan. Spotlights. Barn door providing additional exit to side access passage.

KITCHEN & DINING ROOM/FAMILY ROOM

Recently refitted within the last five years, featuring an immaculate range of base and eye-level units complemented by quartz worktops and integrated appliances. Integrated wine-cooler.

Integrated dishwasher. Bin concealed inside of cupboard. 2.0 bowl ceramic sink. Tiled splashback. Infusion rangemaster cooker and extractor hood. Kitchen island with seating. Additional cabinets to side with small larder with plug socket. Space for fridge freezer. Spotlights.

Dining/Family Room

Exposed-brick feature wall. 2 Panelled radiators to either side. 2 Slim windows to side. Atrium window. Space for dining table. Crittall-style doors opening to rear garden.

FIRST FLOOR LANDING

Wooden stairs leading from Entrance Hall. Fitted wool loop carpeting. "Warm-up" thermostat. Door to left hand side opening to :

BEDROOM ONE

Fitted wool loop carpeting. Window to front with shutter blinds. Vertical panelled radiator to side. Fitted wardrobes to side. Fireplace hearth. Door to ensuite

ENSUITE

Tile flooring. Tiled splashbacks. Frosted window to front. Compact hand wash basin. WC. Shower cubicle with rain-fall shower head and hand-held attachment. Heated towel rail.

FAMILY BATHROOM

Tiled flooring. Frosted windows to side. Tiled flooring. Panelled bathtub with rain-fall shower head and hand-held shower attachment. WC. Vanity hand wash basin unit. Heated towel rail.

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BEDROOM FOUR

Fitted wool loop carpeting. Window to side. Panelled radiator to side.

BEDROOM THREE

Fitted wool loop carpeting. Window to rear. Panelled radiator to rear. Eaves cupboard providing ample storage.

STAIRCASE/LANDING

Fitted wool loop carpeted staircase leading to second floor landing space with airing cupboard.

BEDROOM TWO/LOFT BEDROOM

Fitted wool loop carpeting. Windows to rear. Panelled radiator to rear. Eaves cupboard to front housing Vaillant boiler – replaced 5 years ago and serviced annually- and hot water tank.

OUTSIDE

The front of the property benefits from a wide pebble-paved driveway with parking for up to three cars, side access via the left-hand side, and a recently installed electric vehicle charging point. The borders along the left-hand side are enclosed by iron fencing, softened by mature shrubbery for added privacy.

The south-east-facing rear garden enjoys sunlight throughout the day and offers an abundance of usable outdoor space. Stepping out through the Crittall-style doors, you are welcomed by a paved patio area with ample space for seating and a BBQ station. A few steps lead up to the

main lawn, which is neatly laid and complemented by a paved pathway. At the end of the pathway is a further patio area, perfectly positioned to look back towards the house and garden.

To the rear of the garden sits a timber-built outbuilding with light, power, Wi-Fi, and its own WC. Currently used as a study, it also offers excellent potential as a playroom or home office. To the right-hand side of the garden as you step out from the out-building there is wooden shed for storage and an additional access point round the back of outbuilding which provides further storage if necessary.

The property is situated approximately a five-minute walk from Marden railway station, offering mainline services to London and making it ideal for commuters.

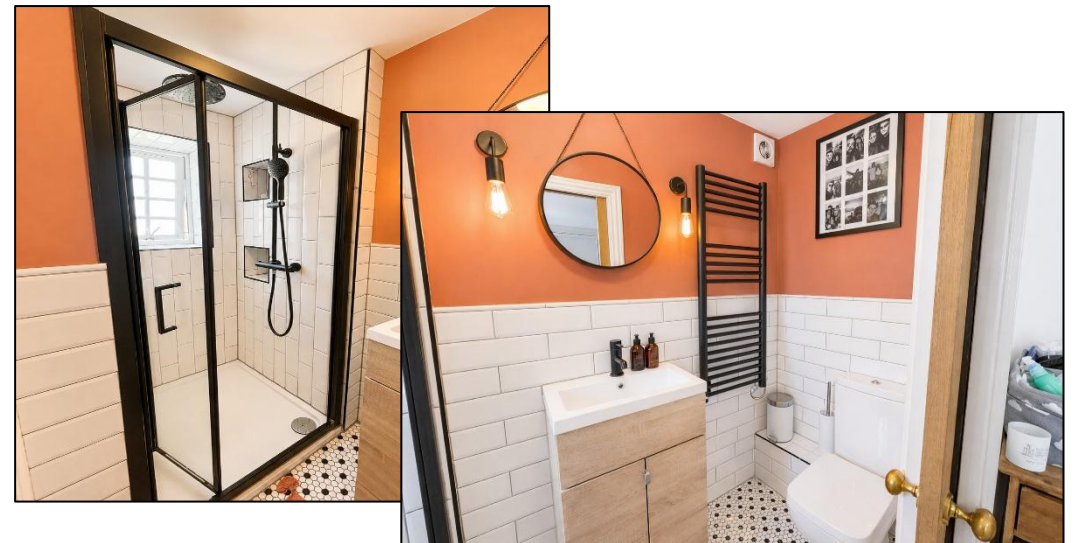
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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band D

MONEY LAUNDERING REGULATIONS

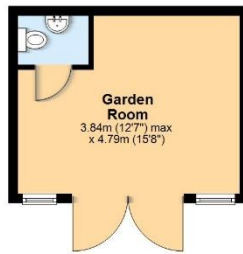
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

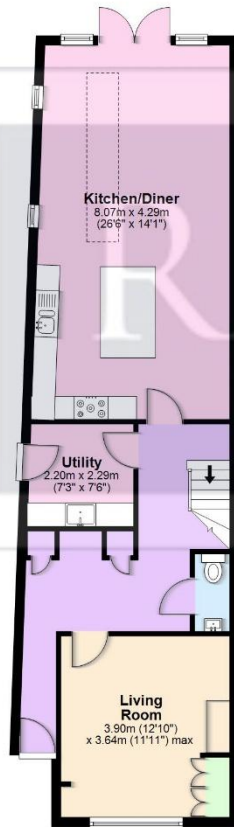
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FLOORPLANS

Ground Floor



First Floor



Second Floor



Total area: approx. 133.5 sq. metres (1437.3 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only.

Floor area does not include Garden Room

Plan produced using PlanUp.