

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



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



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# 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.



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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.

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## 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

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



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

Dimensions are approx.

Plan produced using PlanUp.