

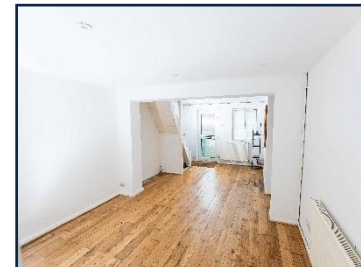
RADFORDS
ESTATE AGENTS

Country Cottage



**2 GODDENS COTTAGES
HOWLAND ROAD
MARDEN
KENT
TN12 9LE**

PRICE £275,000 FREEHOLD



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2 GODDENS COTTAGES, HOWLAND ROAD, MARDEN, KENT TN12 9LE

AN OPPORTUNITY TO ACQUIRE A COUNTRY COTTAGE SITUATED BETWEEN STAPLEHURST AND MARDEN

LIVING/DINING ROOM, REFITTED KITCHEN, CONSERVATORY, REFITTED BATHROOM, TWO BEDROOMS, ATTIC ROOM, LARGE REAR GARDEN, QUALITY OUTBUILDING WITH LIGHT AND POWER, ALLOCATED CAR PARKING SPACE AND PARKING IN THE LAYBY OPPOSITE.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden take Howland Road out of the village and continue round the two bends and then when the road straightens, Goddens Cottages will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

An interesting, believed to be Victorian, mid-terraced cottage offering well-presented living accommodation having the benefit of a good-sized rear garden which is neatly maintained. To the rear is a large external building being a former kennels.

The property has the benefit of gas-fired central heating and replacement double glazing.

Vacant possession upon completion. An internal inspection is highly recommended.

The property is set on the outskirts of 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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Rooms with approximate measurements...

ENTRANCE HALL

Approached through replacement front door. Leading to:

LIVING ROOM

19'1 x 11'6 Double glazed window to front. Wood laminate flooring. Two radiators. Recess spotlights. Door opening through to:

KITCHEN AREA

7'2 x 6'9 Fitted out with range of base and eye level units with 1½ bowl sink unit. Integrated Bosch oven. Extractor hood. Integrated fridge freezer.

CONSERVATORY/UTILITY AREA

12'11 x 7'6 Double glazed windows and doors opening onto rear garden. Space and plumbing for washing machine and dishwasher.

BATHROOM

7'4 x 5'1 Refitted with tiled walls and flooring. Vanity unit housing hand wash basin and WC. Panelled bath with mixer tap and shower with screen. Chrome heated towel rail.

STAIRCASE

Recently laid carpeting. Leading to:

FIRST FLOOR

BEDROOM

10'1 x 7'8 Double glazed window to front with fitted window blinds. Fitted carpeting. Radiator. Cupboard housing gas-fired boiler serving domestic hot water and central heating. Airing cupboard.

BEDROOM

11'10 x 8'10 Window to rear with fitted blind. Radiator. Fitted carpeting.

STAIRCASE

Fitted carpeting. Leading to:

SECOND FLOOR

ATTIC ROOM

12'3 x 8'1 Velux window. Electric panelled heater. Fitted carpeting. Eaves cupboard.

OUTSIDE

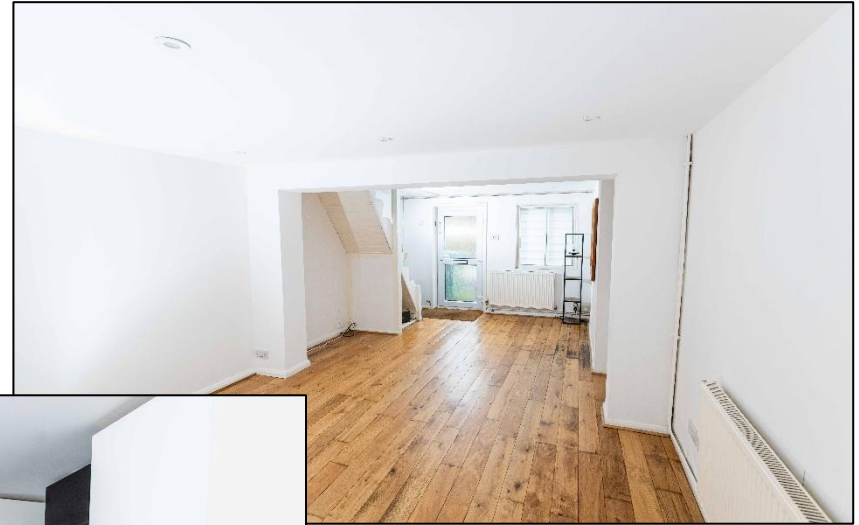
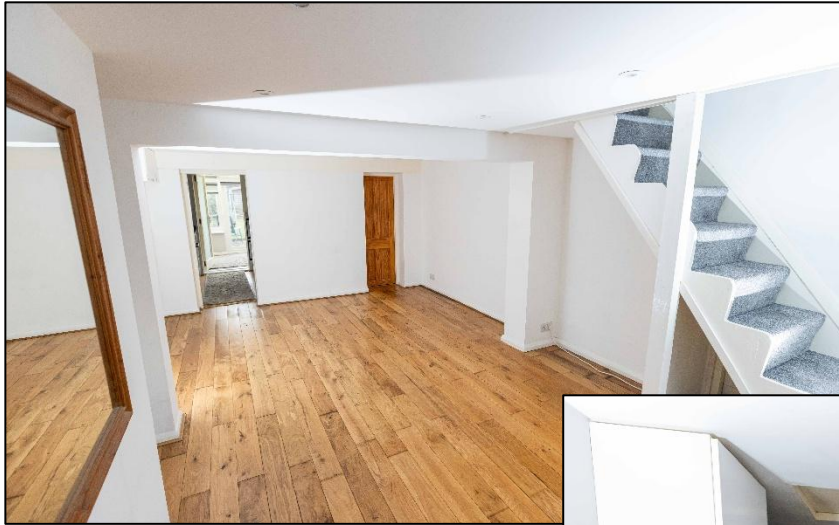
The property enjoys an area of frontage. To the rear there is an area of well-maintained garden laid mainly to lawn with paved patio area and fence leading down to substantial outbuilding (former kennels) with tiled flooring, two-unit areas, light and power. Allocated car parking space and parking in the layby opposite.

ENERGY PERFORMANCE RATING

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

EPC rating: E

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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.

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FLOORPLANS



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

Dimensions are approx. and the floorplan is for illustrative purposes only
Plan produced using PlanUp.