

# RADFORDS

ESTATE AGENTS

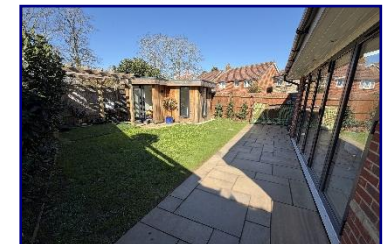
Village Houses

No Onward  
Chain



27 ROUNDEL WAY  
MARDEN  
KENT  
TN12 9TW

PRICE £525,000 FREEHOLD



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# 27 ROUNDEL WAY, MARDEN, KENT, TN12 9TW

**AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED AND EXTENDED LINK-DETACHED THREE/FOUR BEDROOMED HOUSE IN QUIET VILLAGE LOCATION, SET WITHIN THE HEART OF THE VILLAGE.**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, BEDROOM 4, FAMILY ROOM, FABULOUS KITCHEN/DINER, UTILITY, LANDING, BEDROOM 1 WITH LUXURY ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARDENS WITH CABIN, CAR PARKING FOR TWO CARS**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Marden proceed into Albion Road and then take the second turning on the right into Roundel Way. The property can be found on the left-hand side with our For Sale board outside, just after the turning for Napoleon Drive.

## **DESCRIPTION**

A unique opportunity to acquire an exceptional and extended family home finished to the highest possible standard throughout. Amongst the many features are the luxuriously fitted kitchen, shower room and bathroom. Internally the property has been refurbished throughout with new doors, partial under floor heating, integrated sound system. The accommodation is not only spacious but well-planned as a family home. Planning permission was previously approved in 2019 for a loft conversion to create an additional bedroom. Although this consent has now lapsed, there is potential for it to be reapplied for, subject to the necessary approvals. An internal inspection is highly recommended.

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: -

Replacement front door leading to:

## **ENTRANCE HALL**

Ceramic tiled flooring with underfloor heating. Replacement Oak/glazed staircase rails.

## **CLOAKROOM**

Window to front. Ceramic tiled flooring with underfloor heating. Heated towel rail. WC. Vanity unit with hand wash basin.

## **LIVING ROOM**

Bay window to front with slatted blinds. Two radiators. Fitted carpeting. Fireplace with fitted feature electric fire.

## **KITCHEN/DINER/FAMILY ROOM**

Beautifully presented leading into extended diner area with three Velux window lights and opening bi-fold doors opening onto rear garden. Ceramic tiled flooring with underfloor heating. The kitchen has been refitted recently with quality units comprising of composite granite effect worktop surfaces with range of base and eye level units. Twin matching ovens and further matching microwave with hot plate unit adjoining. Ceramic induction hob with luxury air extractor. Space for American style refrigerator. Additionally, a central island provides similar of worktop with inset 1½ bowl sink unit with monobloc tap. Integrated dishwasher. Additional storage spaces. The island enjoys an individual lighting display complimenting the existing spot lamps and under lighters. Integrated sound surround unit.

## **UTILITY ROOM**

Window to rear. Fitted out with similar style units of kitchen. Twin matching worktop surfaces with space and plumbing for two washing machines and tumble drier. Inset sink unit.

## **BEDROOM 4**

Window to front with slatted blinds. Radiator. Access to loft area. Spotlights.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **FIRST FLOOR LANDING**

Access to insulated loft area. Useful shelved airing cupboard area.

## **BEDROOM 1**

Window to rear with fitted venetian blinds. Radiator. Fitted carpeting. Fitted wardrobe cupboard with mirrored door and further single wardrobe cupboard. Door to:

## **ENSUITE**

Window to side. Beautifully presented with walk-in shower cubicle. Vanity unit with hand wash basin. WC. Touch light wall mirror. Heated towel rail. Automatic lighting on entry.

## **BEDROOM 2**

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

## **BEDROOM 3**

Window to front with venetian blind. Radiator. Fitted carpeting. Useful bulkhead cupboard.

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## FAMILY BATHROOM

Window to rear. Luxuriously fitted. Quality panelled bath with shower attachment and screen. Vanity handwash basin. WC. Tiled flooring. Chrome heated towel rail.

## OUTSIDE

The property enjoys an area of frontage with wicker fencing and hedging. Space and parking for two cars. Pedestrian side access and storage area through to rear garden with paved terraced area and laid mainly to lawn. Pergola and cedarwood cabin with light, power and electric heating.

*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.*

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

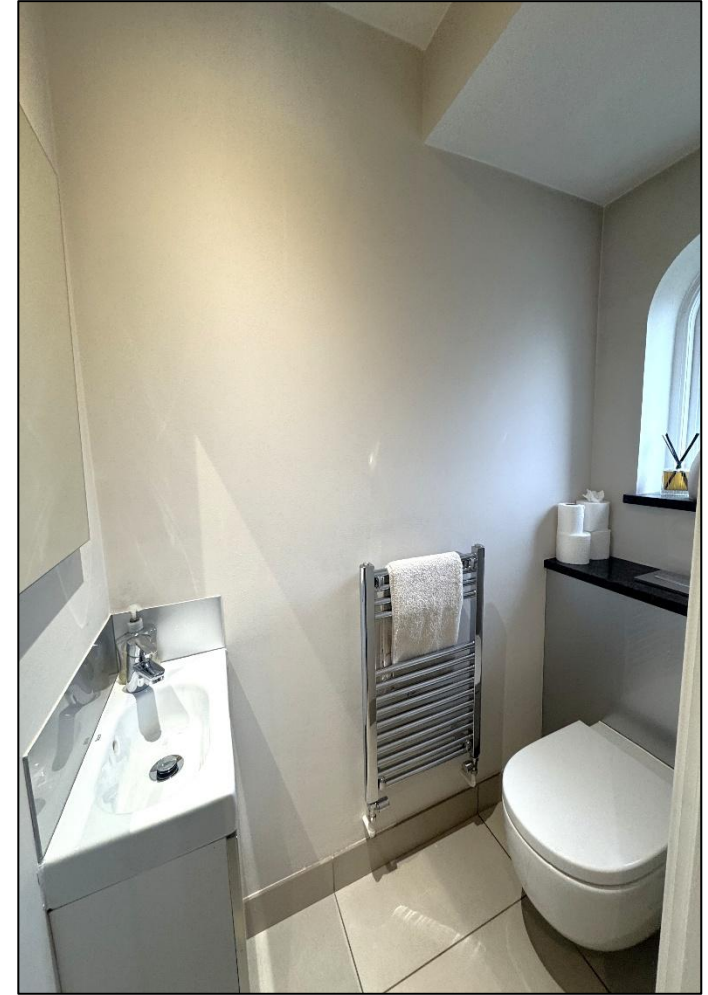
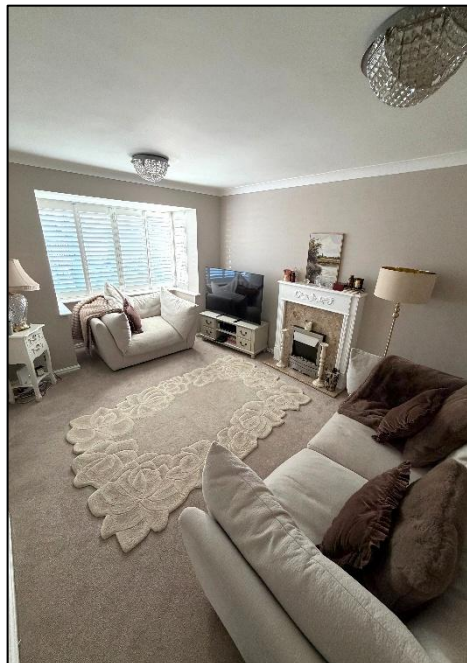
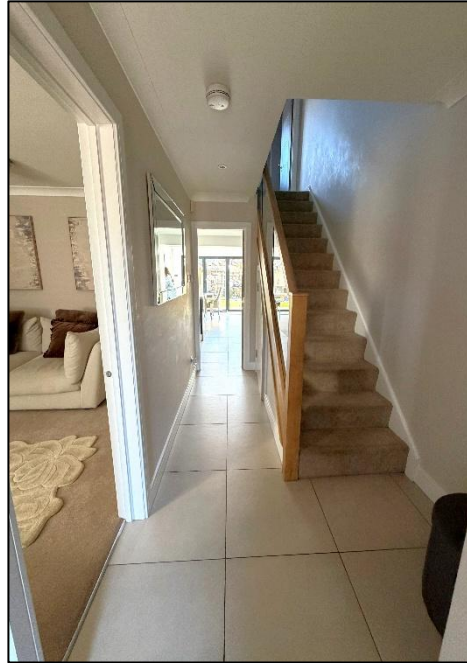
## COUNCIL TAX

Maidstone Borough Council Tax Band E

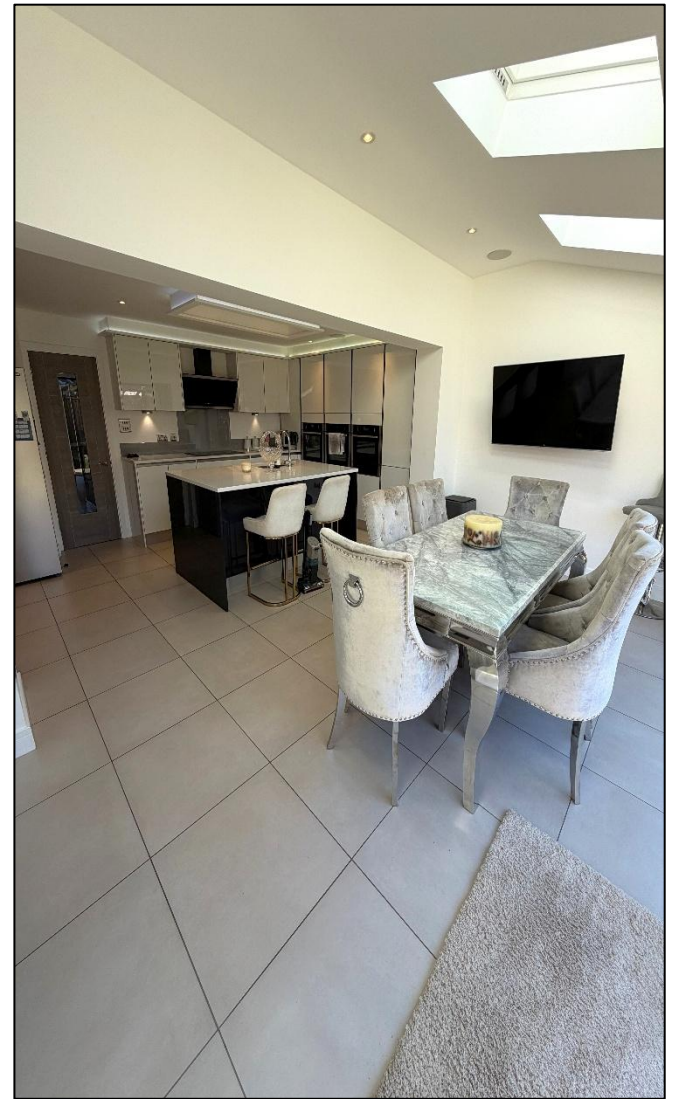
## MONEY LAUNDERING REGULATIONS

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.

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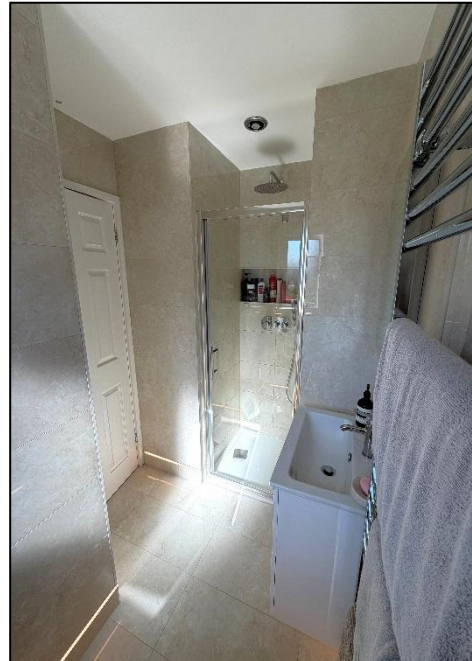
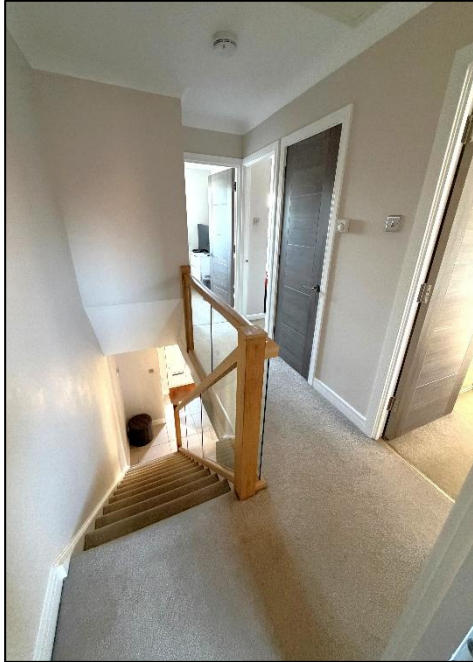
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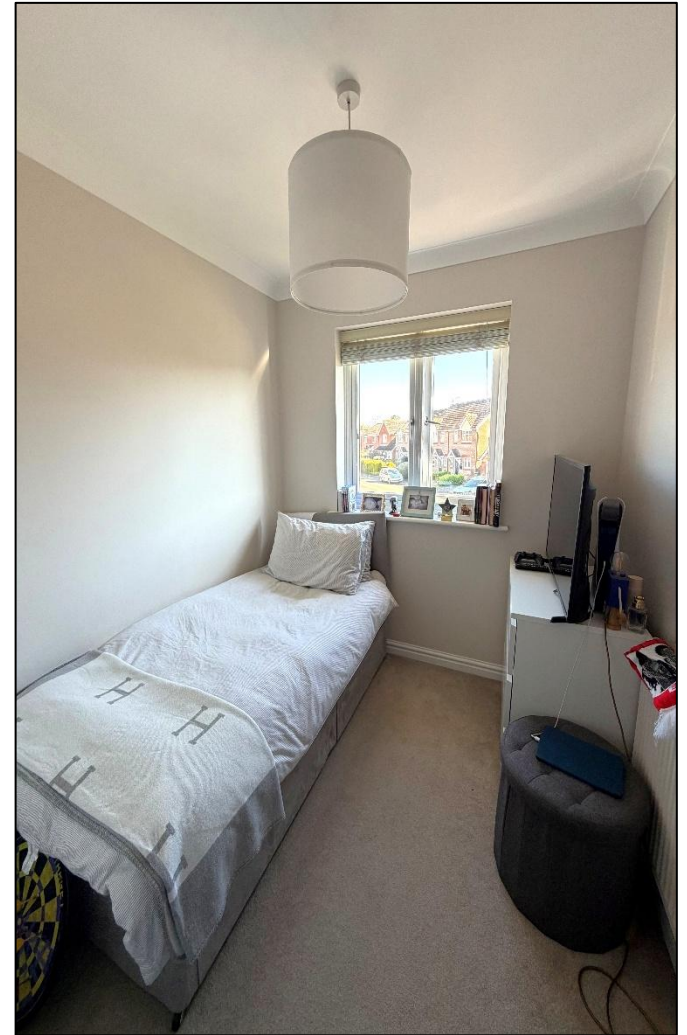
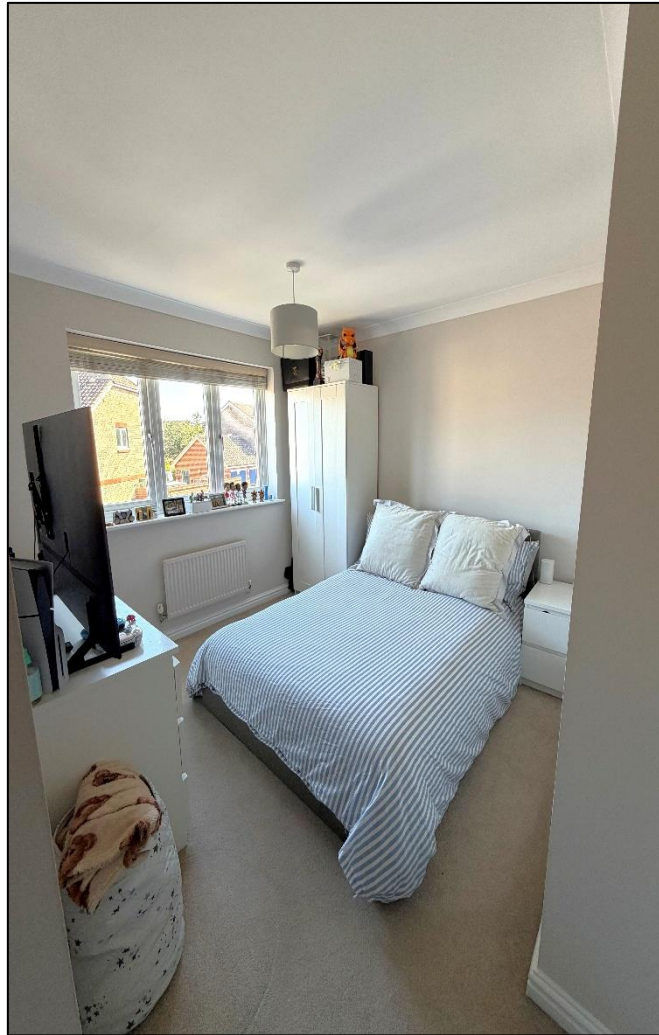
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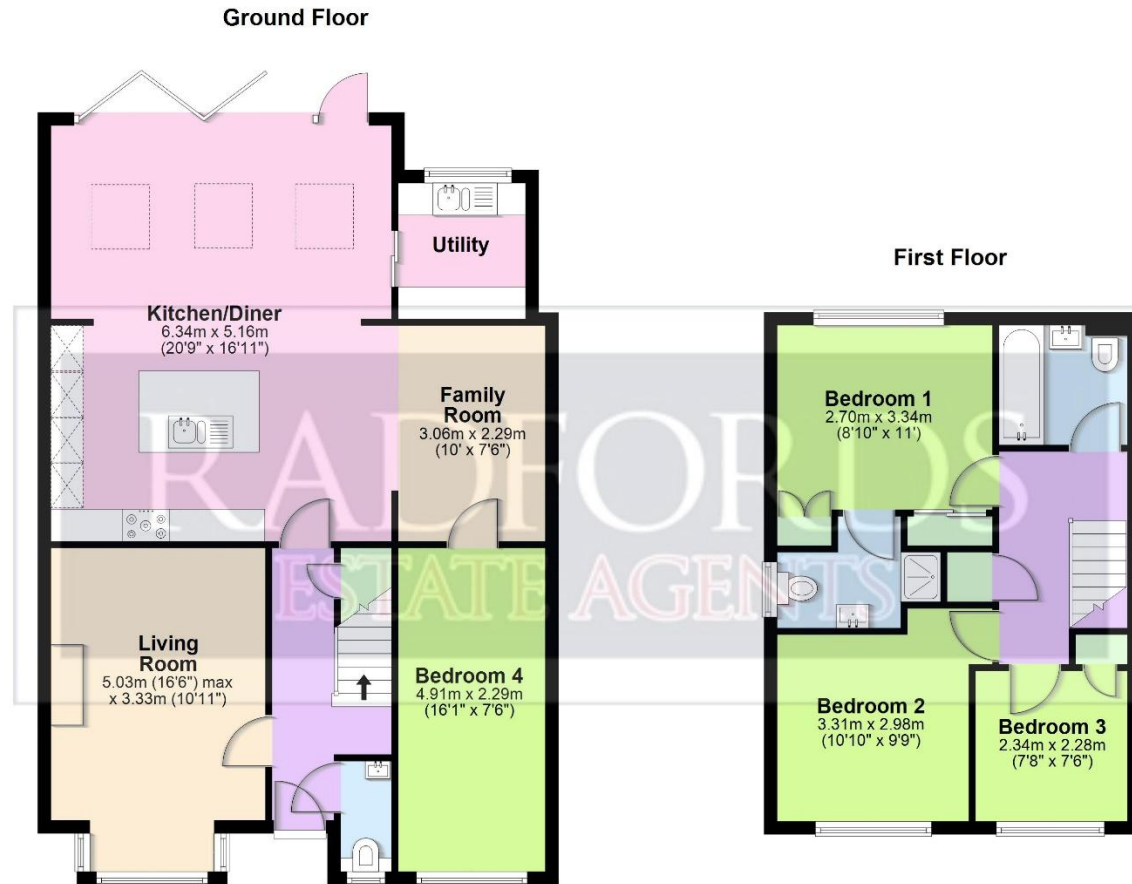


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## FLOORPLANS



Total area: approx. 124.1 sq. metres (1335.8 sq. feet)

Dimensions are approx

Plan produced using PlanUp.