

RADFORDS
ESTATE AGENTS

Village Houses



**1 LAUREL VILLAS
GOUDHURST ROAD
MARDEN
KENT TN12 9JW
PRICE £419,950 FREEHOLD**



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1 LAUREL VILLAS, GOUDHURST ROAD, MARDEN, KENT, TN12 9JW

AN OPPORTUNITY TO ACQUIRE A TRADITIONAL SEMI-DETACHED VILLA SITUATED ON THE GOUDHURST ROAD IN MARDEN

ENTRANCE HALLWAY, LIVING ROOM, DAY/DINING ROOM, REFITTED KITCHEN, CONSERVATORY, LANDING, TWO BEDROOMS, BATHROOM, LARGE GARDENS, GARAGE, CAR PARKING FOR SEVERAL CARS

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

An opportunity to acquire a property with a lot of scope and potential for further extension. The property is well presented and benefits from central heating, replacement double glazing and a large secluded garden to the rear. 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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Replacement side front door opening to:

ENTRANCE HALLWAY

Radiator. Leading to:

DAY/DINING ROOM

Two windows to side. Fitted blinds. Fitted carpeting.

LIVING ROOM

Double glazed window to front. Radiator. Fitted carpeting. Feature York Stone fireplace with living flame gas coal-effect fire. Useful understairs cupboard.

KITCHEN

Window to side and rear. Refitted with range of base and eye level units with inset stainless steel single drainer sink unit. Integrated gas hob with oven.

CONSERVATORY

Double glazed with doors opening onto garden. Side cupboard with space for fridge freezer and washing machine.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Fitted carpeting. Radiator. Airing cupboard with immersion and gas-fired boiler serving domestic hot water and central heating.

BEDROOM 1

Two double glazed windows to front with venetian blinds. Single cupboard.

BEDROOM 2

Window to side. Fitted double wardrobe cupboard. Fitted carpeting.

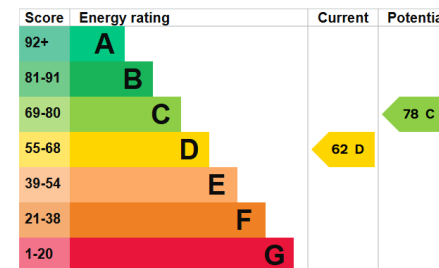
BATHROOM

Window to rear. Radiator. Fitted carpeting. Panelled bath. Hand wash basin in vanity unit. WC. Useful storage cupboard.

OUTSIDE

The property has the benefit of ample brick paved standing area providing potential car parking for at least four cars. Access along side the property to garage with up and over door. There is a side gate opening onto rear garden with terraced area and area laid mainly to lawn with established shrubs extending down to additional area of rear garden which is nicely secluded and includes greenhouse.

ENERGY PERFORMANCE RATING



EPC rating: C

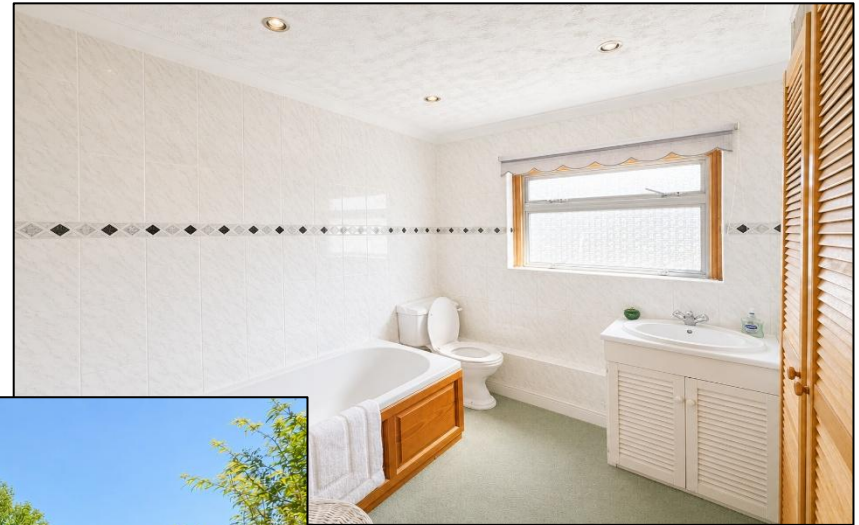
COUNCIL TAX

Maidstone Borough Council Tax Band D

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FLOORPLANS



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.