

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**3 THE OLD MARKET
MARDEN
KENT
TN12 9GD**

PRICE £440,000 FREEHOLD



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3 THE OLD MARKET, MARDEN, KENT, TN12 9GD

A UNIQUE OPPORTUNITY TO ACQUIRE A TERRACED HOUSE IN A SECLUDED AND SECURE SETTING WITHIN THE VILLAGE OF MARDEN.

ENTRANCE HALL, CLOAKROOM, LIVING ROOM/DINING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, BEDROOM WITH ENSUITE, BEDROOM 2 WITH DRESSING AREA, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDENS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS The entrance to the Old Market will be found in the heart of the village through a gated entrance just opposite the main village stores, between White Lyon House and the Unicorn Public House.

DESCRIPTION

Built to a high standard and specification by Appledore Developments, with well-planned family living accommodation. Its unique select environment offers privacy and security. The property benefits from full gas-fired central heating, double glazing and, where fitted, carpets are included. The kitchen and bathrooms were fitted to a high standard. 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:

ENTRANCE HALL

Approached through front door. Engineered oak flooring. Radiator. Door off to:

CLOAKROOM

WC. Hand wash basin. Tiled splashbacks. Radiator. Tiled flooring.

LIVING ROOM/DINING ROOM

15'5" x 14'0". Window to rear and French doors opening onto rear garden. Engineered oak stripped flooring. Two radiators. Useful understairs cupboard.

KITCHEN/BREAKFAST ROOM

16'3" x 8'4". Window to front. Fitted out with range of base and eye level units finished in oak with inset stainless-steel 1½ bowl sink unit with monobloc tap. Integrated AEG oven and five ring gas hob with extractor hood over. Washing machine. Integrated fridge freezer. Tiled flooring.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Window to side. Fitted carpeting. Access to loft area.

BEDROOM 1

11'1" x 10'4". Bay style window to front. Radiator. Fitted double wardrobe cupboard. Fitted carpeting.

ENSUITE

Walk-in shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Fitted wall mirror. Tiled splashbacks.

BEDROOM 2

17'6" x 9'11" (including dressing room area). Double aspect with window to rear and front. Two radiators. Fitted carpeting. Dressing area with fitted cupboards and airing cupboard.

BEDROOM 3

10'9" x 8'5". Window to rear. Radiator. Fitted carpeting. Double wardrobe cupboard.

BEDROOM 4

7'5" x 6'7". Window to rear. Radiator. Fitted carpeting.

FAMILY BATHROOM

Tiled walls and flooring. Panelled bath with handheld shower style extension. Hand wash basin. WC.

OUTSIDE

The property enjoys a gated and courtyard style entrance with car parking for one car and a single garage with up and over door, light and power. The rear garden lies mainly to lawn with shrubs, nicely secluded and fenced.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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

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.

DISCLAIMER

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

