

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**WEST END HOUSE  
WEST END  
MARDEN  
KENT TN12 9HY  
PRICE £595,000 FREEHOLD**



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# WEST END HOUSE, WEST END, MARDEN, KENT, TN12 9HY

**AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SPACIOUS LATE VICTORIAN SEMI-DETACHED PROPERTY SITUATED IN LARGE GARDENS**

**ENTRANCE VESTIBULE, HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CONSERVATORY, CLOAKROOM, GALLERIED LANDING, FIVE BEDROOMS, BATHROOM, DOUBLE GARAGE, LARGE GARDENS**

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

**DIRECTIONS** From the centre of Marden proceed along the Goudhurst Road and just after passing the turning off to Pattenden Lane, West End House will be found a short way along on the left-hand side with our For Sale board outside.

## **DESCRIPTION**

Believed to date from about 1890, this spacious and well-constructed family home enjoys the benefits of replacement double glazing fitted some years ago and full-gas fire central heating. Many of the original features have been retained including the internal original doors in stripped form. The bathroom was refitted in recent times. The rooms are spacious with good ceiling heights and an internal inspection is highly recommended to appreciate what is on offer. Set in grounds comprising a brick paved car parking area with formal gardens, double garage and large secluded rear garden. The property also benefits from solar panels.

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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## **ENTRANCE VESTIBULE**

Front door opening to:

## **ENTRANCE HALL**

Radiator. Fitted carpeting.

## **LIVING ROOM**

Bay window to front, double glazed with fitted shutters. Briquette fireplace housing gas burning stove. Two radiators.

## **DINING ROOM**

Casement doors opening to conservatory area. Briquette fireplace with fitted gas-fire. Radiator.

## **CONSERVATORY**

Glazed ceiling and French doors opening onto rear garden.

## **KITCHEN**

Existing fitted base and eye level units incorporating stainless steel single drainer sink unit and fitted gas hob. Radiator. Door opening to garden. Further door opening through to:

## **UTILITY ROOM AREA**

Fitted sink unit. Radiator.

## **CLOAKROOM**

WC. Hand wash basin.

## **STAIRCASE**

Quality handrail. Leading to:

## **GALLERIED LANDING AREA**

Window to side. Radiator.

## **BEDROOM 1**

Double glazed window to front. Fitted carpeting. Full range of fitted wardrobe cupboards. Radiator.

## **BEDROOM**

Double glazed window to front. Radiator. Fitted carpeting.

## **BEDROOM**

Double glazed window to rear with slatted blinds. Triple fitted wardrobe cupboards. Radiator.

## **BEDROOM**

Double glazed window to rear. Radiator. Fitted carpeting.

## **SPACIOUS FAMILY BATHROOM**

Walk-in shower cubicle. Panelled bath with handheld shower attachment. Hand wash basin in vanity unit. Chrome heated towel rail.

## **QUALITY STAIRCASE**

Leading to:

## **ATTIC ROOM**

Spacious with double glazed shaped window to front. Two radiators. Boarded. Door off to additional attic area.

## **OUTSIDE**

The property enjoys a frontage with brick paved area with parking for two to three cars. Area of lawn and low brick wall with wrought iron railings and hedging. The rear garden is laid mainly to lawn with terraced area, established shrubs and trees.

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## COUNCIL TAX

Maidstone Borough Council Tax Band F

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: 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. 240.3 sq. metres (2586.3 sq. feet)

Dimensions are approx.

Integral garage area included in total floor area

Plan produced using PlanUp.