

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**12, THE COCKPIT
MARDEN
KENT, TN12 9TQ
PRICE £285,000
FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

12, THE COCKPIT, MARDEN, TN12 9TQ

A RESTORATION PROJECT FOR SOMEBODY WITH A PASSION FOR RENOVATION, SET NEAR THE CENTRE OF THE VILLAGE OF MARDEN AND WELL WITHIN WALKING DISTANCE TO ALL THE VILLAGE HAS TO OFFER. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

HALLWAY, CLOAKROOM, UTILITY ROOM, KITCHEN, DINING AREA/LIVING ROOM, REAR PORCH, LANDING, THREE BEDROOMS, BATHROOM, GARDEN, DRIVEWAY FOR 2 CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden, continue along towards the Train Station and almost adjacent to the turning for the Train Station is Chantry Road, follow this road through to the end and turn left into The Cockpit. Continue down the lane, opposite the park, and NO. 12 will be found a short way down with our For Sale board outside.

DESCRIPTION

A well-loved home in the village of Staplehurst now looking to be restored to its former glory and freshened up slightly. The property enjoys a driveway for up to 2 cars. This property occupies good-sized rooms and well thought after built in storage units. The property's location is one just a few minutes' walk away from the local shops and Post Office. This property has no onward chain.

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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Front door opening into:

ENTRANCE HALLWAY

Fitted carpeting. Stairs up to landing. Door to right leading to:

CLOAKROOM

WC. Compact hand wash basin. Radiator to front. Window to front. Laminate wood flooring

UTILITY ROOM

Opposite door to Kitchen. Laminate wood flooring.

Coming from entrance hallway to left-hand side door...

KITCHEN

Laminate wood flooring. Window to front. Range of base and eye-level units with shelving underneath. Free standing Flavel cooker. 1.0 stainless steel sink. Access to:

DINING AREA/ LIVING ROOM

Fitted carpeting. Window to rear. Radiator to rear. Door leading to hallway. Access to garden through:

REAR PORCH

Tiled flooring. Window to rear. Access to rear garden.

STAIRS IN ENTRANCE HALL

Leading to...

LANDING

Fitted carpeting. Over stairs storage cupboard. Airing cupboard with hot water cylinder enclosed. Down to the hall to the furthest room...

BEDROOM 1

Fitted carpeting. Window to rear. Overhead cupboards. Built-in wardrobes with mirroring.

BEDROOM 2

Fitted carpeting. Window to front. Shelving. Built-in wardrobes with mirroring.

BEDROOM 3

Fitted carpeting. Window to rear.

BATHROOM

Laminate tiling. Frosted window to front. Radiator to rear. Bathtub with shower attachment and Rainfall shower head. WC. Hand wash basin with cabinet.

OUTSIDE

The property, to its front, oversees a lovely green with a park and just immediately in front of the property are two car parking spaces. The rear garden, which faces South-West, has amazing potential, with a light refresh could make the perfect entertaining area. The rear garden enjoys a section of paved patio divided by a half-wall, the rest of the garden is laid to lawn, with a shed to the rear and a gate for access to bins.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

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.

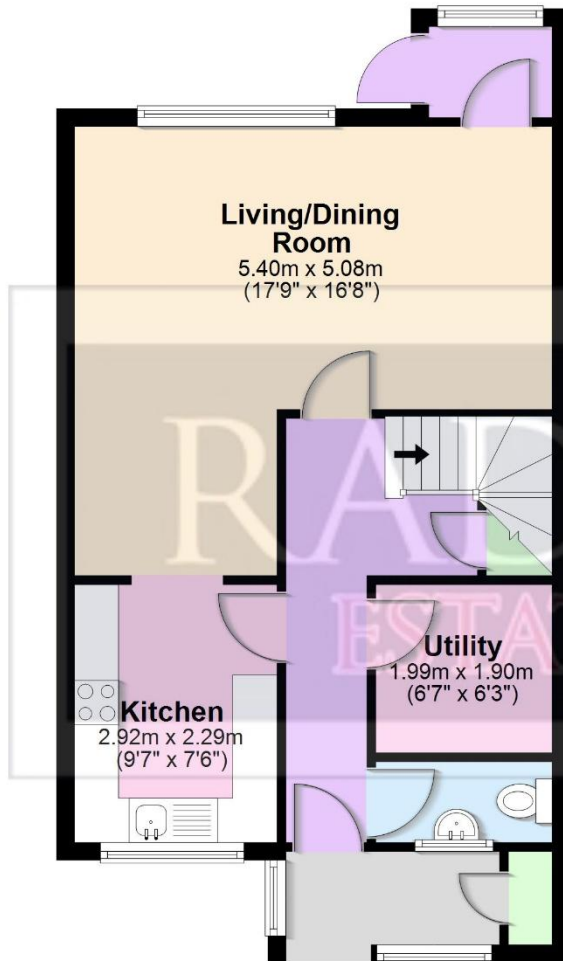
DISCLAIMER

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.

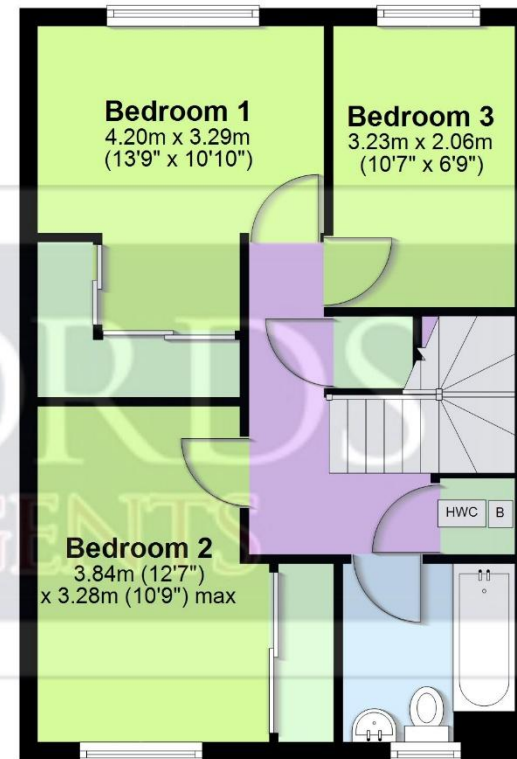
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 89.8 sq. metres (966.6 sq. feet)

Dimensions are approx