

**RUSH
WITT &
WILSON**



**7 Marden Road, Staplehurst, Kent, TN12 0NF.
£550,000 Freehold**

An attractive and well presented Victorian end of terrace property providing spacious accommodation arranged over three floors complete with detached self contained ancillary one bedroom annexe. Available to the market for the first time in over 40 years this delightful home provides an adaptable and generous living space whilst retaining a host of original period features throughout. Internal accommodation to the main property comprises a entrance hall with wc and cupboard, stunning central dining room with fireplace and fitted bookcases, kitchen/breakfast room with fitted window seat to the front, main well-lit sitting room with raised skylight window and further reading area with French doors leading the rear terrace and gardens. To the first floor enjoys two spacious double bedrooms to include an en-suite to the guest bedroom and well appointed main bathroom suite. To the second floor offers an additional double bedroom with access to a study or home office complete with en-suite bathroom. The annex comprises of a main sitting room, kitchenette, ground floor bathroom, first floor bedroom, and useful storage room. Externally the property enjoys a private and well tended rear garden with paved terrace with fish pond, path extending an open area of lawn with garden shed. To the front provides ample off road parking via a gated driveway. Staplehurst High Street is located within easy walking distance offering a range of amenities. Staplehurst mainline station is located 0.6 miles away providing frequent commuter services with trains directly to London Bridge, Cannon Street, Waterloo East and Charing Cross. Cranbrook School Catchment Area.



Front Door

Full height glazed timber door leading into:

Inner Hallway

Timber effect flooring with inset coir matting, storage cupboard, sliding door leading into the dining room and further door to:

Downstairs WC

Wood effect flooring, window to front, painted timber wall panelling, hand basin with tiled splashbacks, wc, radiator.

Dining Room

14'7 x 11'3 (4.45m x 3.43m)

Open access tuned staircase extending to first floor, decorative ceiling rose and cornice, sash casement window to side with fitted shutters, wood effect flooring, radiator with decorative cover, internal French timber doors into the sitting room, fitted bookcases, electric fuel effect fire with Carrara marble surround and hearth.

Sitting Room

18'8 x 11'8 narrowing to 8'5 (5.69m x 3.56m narrowing to 2.57m)

Ceramic tiled flooring, archway with reading area, French doors leading to the rear, side light windows, bench seating, raised atrium style window with a retractable blind, fitted bookcases, radiator with decorative cover.

Kitchen/Breakfast Room

12' x 11'3 (3.66m x 3.43m)

Sash casement window to the front aspect with window seat, tile effect Amtico flooring, kitchen hosts a variety of matching base and wall units with shaker style doors which sit beneath reconstituted granite worktop surfaces, ceramic tiled splashbacks, one and a half stainless bowl with drainer and tap, undercounter space for washing machine, integrated Bosch dishwasher, inset four ring Neff gas burner with extractor canopy and lighting above, half height Neff oven and Quantum microwave combination oven, integrated fridge/freezer, laddered heated towel radiator, corner cupboard housing a Baxi gas boiler, matching island unit creating a breakfast bar.

First Floor

Landing

Radiator, further staircase leading to second floor accommodation.

Bedroom Two

11'6 x 9'5 (3.51m x 2.87m)

Sash casement window to side, radiator below, built in double wardrobe with shaker style doors, door to:

En-Suite

12'1 x 4'2 (3.68m x 1.27m)

Obscured glazed window to the rear aspect, stone effect vinyl flooring, concealed wc, floor to ceiling ceramic tiling, shower enclosure.

Bathroom

10'7 x 5' (3.23m x 1.52m)

Two obscured windows to side, laminate flooring, radiator, panelled bath suite with shower curtain and rinser attachment, wall mounted mirror, push flush wc, bidet, vanity with inset basin, airing cupboard housing hot water tank and fitted shelving.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

Sash casement window to front, radiator.

Second Floor

Landing

Bedroom Three

14'5 x 9'6 (4.39m x 2.90m)

Window to the gable end on the front, radiator below, eaves storage cupboard, door to:

Bedroom Four/Home Office

12' x 7'4 (3.66m x 2.24m)

Velux window to side with fitted blackout blind, radiator below, eaves storage cupboards, door to:

En-Suite

8' x 4'4 (2.44m x 1.32m)

Obscure window to the rear, vinyl flooring, large shower enclosure with screen door, vanity unit and concealed wc.

Outside

Detached Annexe (Converted Garage)

External glazed door leading into a hallway.

Hallway

Coir matting, electric heater, internal door serving a storage room, manual up and over door to front with light and power points, understairs cupboard, staircase leading to:

Storage room

11'8 x 9'9 (3.56m x 2.97m)

Internal door from hall, manual up and over door to front, power and lighting.

Sitting Room

11'6 x 15'2 (3.51m x 4.62m)

Two recessed electric heaters, timber wall panelling, internal door through to a laundry area.

Laundry Area

Ceramic tiled flooring, base unit with undercounter space for washing machine and dishwasher, shaker style wall units, built-in cupboard housing a Mega flow system, external full height door to rear, open access to kitchen.

Downstairs Bathroom

7'9 x 6'0 (2.36m x 1.83m)

Ceramic tiled flooring, window to side, combination vanity unit with basin and tiled splashback, shower/bath suite, radiator.

Kitchen

7'5 x 4'7 (2.26m x 1.40m)

Upvc window to rear, base unit with laminated countertop, single stainless bowl and mixer tap, free standing cooker, undercounter space for fridge. Access to:

First Floor Landing

Cupboard below, window to front, internal door to:

Bedroom

12'4 x 10'0 (3.76m x 3.05m)

Three velux windows to the side with fitted black out blinds, four low level panel radiators, open access to a dressing area with window to rear and built-in cupboards via louvered doors.

Front of Property

Timber five bar gate opening to off road parking to the front with bespoke patterned brick and York stone paved driveway, front garden is enclosed by mature hedgerow, specimen pine trees, specimen wheeping crap apple tree, planted shrub borders, driveway extends to side, external lighting, EV charge point, external power points, external tap, gated archway with yorkstone paved pathway leading to:

Rear Garden

South facing rear garden with York stone paved terrace enclosed by high level fencing, planted shrub borders, circular fish pond, York stone paving with York stone

steps leading to an area of lawn at one end enclosed by mature hedgerow, planted shrub borders, external tap, external lighting, two garden sheds, water butts.

Services

Gas central heating system and mains drainage.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (82-91) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(12-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-11) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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