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*Village Houses*




**MAYFIELD**
**STANLEY ROAD**
**MARDEN**
**KENT**
**TN12 9EL**
**PRICE £450,000 FREEHOLD**









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# MAYFIELD, STANLEY ROAD, MARDEN, KENT, TN12 9EL

**A BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW ENJOYING SECLUDED GARDENS**

**PORCH, INNER HALL, LIVING ROOM, TWO BEDROOMS, REFITTED KITCHEN, BATHROOM, DINING ROOM, LANDSCAPED GARDENS, GARAGE AND CAR PARKING AREA**

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

**DIRECTIONS** From the centre of Marden proceed into Albion Road, take the turning left into Stanley Road and the property will be found a short way along on the left-hand side.

**DESCRIPTION**

A rare opportunity to acquire a beautifully presented semi-detached bungalow within easy walking distance of Marden village centre. The property benefits from full replacement double glazing and full gas-fired central heating. The accommodation is spacious and beautifully presented. The kitchen has been refitted in recent years. One of the big features is the lovely landscaped and secluded gardens with a dining room added to the rear of the bungalow overlooking the garden.

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 through to:

**PORCH**
Window to front. Radiator. Fitted carpeting. Door opening through to:

**INNER HALL**
Fitted carpeting. Radiator. Access to loft area.

**LIVING ROOM**
Window to front. Radiator. Fitted carpeting. Traditional fireplace with wood burning stove.

**KITCHEN**
Recently refitted with quality base and eye level units with integrated traditional butler style sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Quality gas-fired two plate Aga. Independent pantry. Further cupboard housing Valliant gas-fired boiler serving domestic hot water and central heating. Additional cupboard with shelving. Door leading through to:

**DINING ROOM**
Overlooking rear garden. Tiled flooring. Patio doors opening onto terrace area.

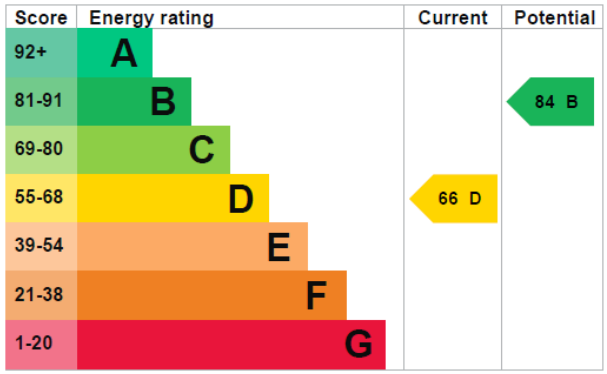
**BEDROOM 1**
Window to front with fitted blinds. Fitted carpeting. Radiator.

**BEDROOM 2**
Window to rear. Fitted carpeting. Radiator.

**BATHROOM**
Walk in shower cubicle. Pedestal handwash basin. WC. Chrome heated towel rail/radiator. Tiled flooring.

**OUTSIDE**
The property enjoys a neat front area of garden and area of car parking with access to garage. The rear garden is a real feature with a quality shaped terrace with the remaining garden laid mainly to lawn with established shrubs, bushes and feature pergola seating area.

**ENERGY PERFORMANCE RATING**




EPC rating: D

**COUNCIL TAX**
Maidstone Borough Council Tax Band D

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**FLOORPLANS**




Total area: approx. 77.6 sq. metres (835.6 sq. feet)

Note - Dimensions are approximate

Garage area not included in total area

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details 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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