

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**THE WILLOWS
HOWLAND ROAD
MARDEN
TN12 9EP
PRICE £595,000 FREEHOLD**



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

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

THE WILLOWS, HOWLAND ROAD, MARDEN, TN12 9EP

A SPLENDID EXTENDED ANREFURBISHED DETACHED BUNGALOW SITUATED WITHIN THE VILLAGE OF MARDEN WITH ENTRANCE HALL, LIVING ROOM, SPACIOUS REFITTED KITCHEN/DAY ROOM, UTILITY ROOM, MASTER BEDROOM ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, CAR PARKING FOR AT LEAST EIGHT CARS, TERRACED GARDEN TO REAR, BEAUTIFULLY PRESENTED THROUGHOUT

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden, proceed into Howland Road and continue almost to the end of the village where the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

This beautifully presented and spacious detached family bungalow has undergone considerable refurbishment with replacement bathroom, and kitchen. Full central heating, double glazing. We highly recommend an internal inspection to appreciate all that is on offer. There is no onward chain, so vacant possession can be given upon completion.

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 comprises:

ENTRANCE HALL

Spacious with replacement front door, panelled radiator, laminate flooring and understairs cupboard.

LIVING ROOM

Double glazed window to front and side with fitted blinds. Wood laminate floor. Radiator.

SPACIOUS DAY ROOM/KITCHEN

Bi-fold doors opening onto rear garden. Dining area with slatted radiator. Laminate flooring. Fitted spotlights. Kitchen area fitted out with quality base and eye level units with 1 ½ bowl charcoal coloured sink unit. AEG Induction hob with extractor hood over, Bosch oven, integrated fridge freezer and dishwasher, Lamona microwave. Laminate flooring.

UTILITY ROOM

Door to side. Base and eye level units with plumbing for automatic washing machine and tumble dryer. Vaillant gas fired boiler serving domestic hot water and central heating. Laminate, tiled flooring. Useful cupboard.

MAIN BEDROOM

Double glazed window to rear with slatted blinds. Fitted carpeting. Panelled radiator. **EN-SUITE** with window to rear. Walk in shower cubicle. Hand wash basin. Low level WC suite. Chrome heated towel rail. Tiled flooring/walls

BEDROOM TWO

Window to front with slatted blinds. Panelled radiator. Carpeting.

BEDROOM THREE

Window to front. Slatted blinds. Radiator. Carpeting. Walk-in dressing room.

BEDROOM FOUR

Window to rear with slatted blind. Carpet. Radiator. Access to loft area.

FAMILY BATHROOM

Spacious with deep bath. Large vanity hand wash basin. Low level WC. Spacious medicine cabinet with mirrored doors. Chrome heated towel rail. Half-tiled walls. Tiled flooring.



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OUTSIDE

The property's driveway is approached through electric sliding gate with car parking for at least six to eight cars. Side access through to rear garden, beautifully laid out with quality split level terrace with adjoining area of lawn. Feature shaped, brick-built barbecue. Quality summerhouse or potential office with patio doors opening onto garden.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX E

Maidstone Borough Council Tax Band

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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Floor Plan



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

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