

RADFORDS

ESTATE AGENTS

Village Houses



**CAMBER
HOWLAND ROAD
MARDEN
TN12 9ET**

PRICE £395,000 FREEHOLD



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AN OPPORTUNITY TO ACQUIRE A SPACIOUS SEMI-DETACHED HOUSE WITH SCOPE FOR MODERNISATION AND POSSIBLE FURTHER EXTENSION, SUBJECT TO PLANNING PERMISSION.

HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY/CLOAKROOM, LANDING, THREE BEDROOMS, BATHROOM, LARGE AND SECLUDED REAR GARDEN, CAR PARKING FOR SEVERAL CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Howland Road and the property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a spacious semi-detached house with lots of scope for refurbishment and updating as well as possible extension, subject to planning permission. We recommend an early inspection to appreciate the large reception rooms available. Another feature is the lovely secluded and attractive rear 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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The accommodation with approximate dimensions comprises:

Replacement front door to:

ENTRANCE HALLWAY

Radiator. Door opening through to:

LIVING ROOM

Double glazed window to front. Traditional fireplace housing a wood burning stove. Radiator. Stripped wood flooring.



DINING ROOM

Double glazed window to rear. Radiator. Stripped wood flooring. Useful deep understairs cupboard with fitted shelving. Fireplace recess currently closed off with adjoining side cupboards.



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KITCHEN

Double glazed window to side. Fitted with range of base and eye level units with fitted stainless steel single drainer sink unit with mixer tap. Radiator. Freestanding gas cooker. Ideal gas-fired boiler serving domestic hot water and central heating.



REAR LOBBY AREA

Door to garden. Door off to:

UTILITY/CLOAKROOM

Window to rear. WC. Wash basin. Plumbing for washing machine.



STAIRCASE

Leading to:

LANDING

Double glazed window to side.

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BEDROOM 1

Double glazed window to front. Radiator.



BEDROOM 2

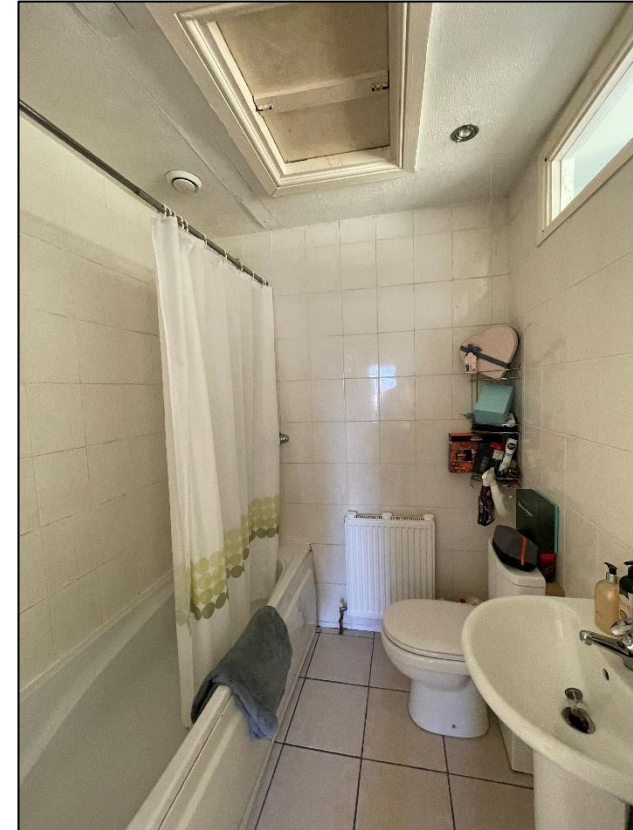
Double glazed window to rear. Radiator. Cupboard.

BEDROOM 3

Double glazed window to rear. Radiator.

BATHROOM

Panelled bath with shower attachment. WC. Handwash basin. Radiator.



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OUTSIDE

The property enjoys an area of lawned frontage with feature Ragstone and part hedged frontage. Paved car parking area for several cars extending to the side of the property. Useful bin storage area. The large rear garden is neatly laid to lawn with attractive established feature hedging, useful large shed, smaller shed and aluminium framed greenhouse.



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ENERGY PERFORMANCE RATING

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

EPC rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band D

MONEY LAUNDERING REGULATIONS

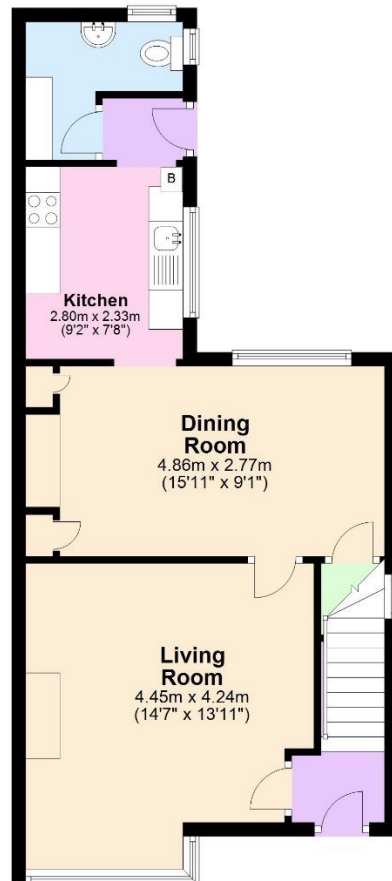
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

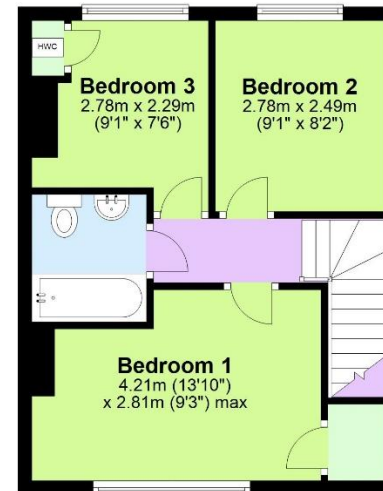
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.