

RADFORDS

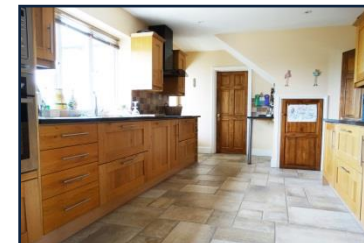
ESTATE AGENTS

Country Homes



**2 ELM VIEW
THORN ROAD
MARDEN, TN12 9LW**

PRICE £535,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU
01580 893152

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk



3 High Street
Marden, Kent
TN12 9DR
01622 833412

2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

A BEAUTIFULLY-PRESENTED AND EXTENDED COUNTRY COTTAGE BACKING ONTO OPEN FARMLAND SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF MARDEN, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, DRAWING ROOM, SITTING ROOM, CONSERVATORY/DINING ROOM, WELL-FITTED KITCHEN, DOWNSTAIRS SHOWER ROOM, THREE BEDROOMS, FAMILY BATHROOM, BEAUTIFULLY-MAINTAINED GARDENS, SINGLE GARAGE, OFF-ROAD CAR PARKING FOR FOUR CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Thorn Road and continue along nearly to the end and 2 Elm View will be found on the right-hand side.

DESCRIPTION

The cottage was extended some years ago and now provides well-planned family living accommodation. Fully restored some years ago to a high standard, the property benefits from full replacement double-glazed and leaded windows, refitted kitchen and refitted bathrooms. Beautifully presented throughout with lovely well-maintained gardens and views.

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 10 miles away providing a wider range of both leisure and shopping facilities.



2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

Front door leading to:

ENTRANCE HALL

Ceramic tiled floor. Reproduction Victorian-style radiator. Door to:

DOWNSTAIRS SHOWER ROOM

6'4" x 5'11" (1.93m x 1.80m). Ceramic tiled floor. Aqualisa power shower in corner cubicle with laminate wall panels. WC with concealed cistern. Ceramic hand wash bowl on base units. Heated ladder towel rail.



KITCHEN

15'10" x 9'11" (4.83m x 3.02m). Window to rear. Ceramic tiled floor with underfloor heating. Fitted out with a range of base and eye-level units finished with oak facings and black granite worktop surfaces. Stainless steel 1½-bowl single-drainer sink unit with monobloc tap. Four-ring black ceramic electric hob. Stoves stainless steel electric oven with Belling microwave over. Integrated New World dishwasher. Tiled splashbacks. Understairs cupboard. Deep further downstairs cupboard. Recess spotlights.



2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

DRAWING ROOM

15'8" x 13'2" (4.78m x 4.01m). Double-aspect leaded windows to front and rear. Wood laminate flooring. Woodburning stove. Reproduction Victorian-style radiator.



2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

Staircase One leading to:

LANDING ONE

Window to side.

BEDROOM 3

13'3" x 10'2" (4.04m x 3.10m). Double-aspect windows to front and rear enjoying lovely views. Fitted carpeting. Radiator. Vanity hand wash basin.



From Kitchen, door to:

SITTING ROOM

16'5" x 10'0" (5.00m x 3.05m). Window to front. Oak stripped flooring. Reproduction Victorian-style radiator. Fireplace housing woodburning stove with tiled hearth. Casement doors opening onto:



2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

CONSERVATORY/DINING ROOM

14'3" x 9'0" (4.34m x 2.74m). Double glazed with blinds. Reproduction Victorian-style radiator. Underfloor heating with tiled flooring.

Staircase Two leading to:

LANDING TWO

Window to rear. Carpet as laid. Access to insulated loft area.

BEDROOM 1

16'6" x 10'1" (5.03m x 3.07m). Double-aspect windows. Fitted carpeting. Radiator. Deep useful shelved cupboard.



BEDROOM 2

12'7" x 8'5" (3.84m x 2.57m). Window to front. Fitted carpeting. Radiator.



2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

BATHROOM

9'1" x 7'8" (2.77m x 2.34m). Window to rear. Wood stripped flooring. Panelled bath. Fitted shower. Wash basin. WC. Chrome ladder heated towel rail. Fitted spotlights.



Bathroom

OUTSIDE

The property enjoys a well-maintained frontage with an area of lawn with established shrubs, all screened with hedging. There is a paved area frontage to the property itself with a gravelled driveway providing parking for at least four cars, with access to a single garage with up-and-over door, light and power. To the rear the property enjoys magnificent views over adjoining farmland. There is a paved area with low brick-walled edgings, lawn with established shrubs and trees.



Front

2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW



Rear Garden



View from Front



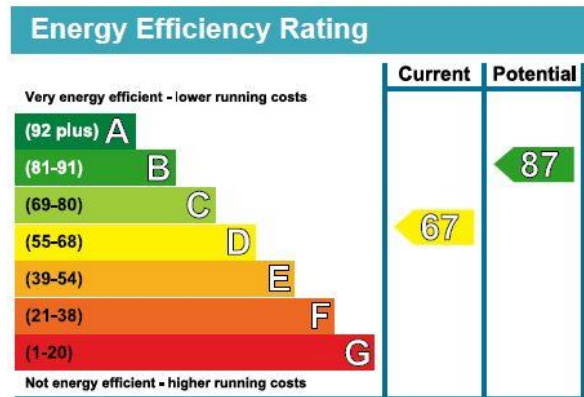
View from Rear

2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

SERVICES

Oil-fired central heating. Private drainage shared between three properties.

ENERGY PERFORMANCE RATING



EPC rating: D

COUNCIL TAX

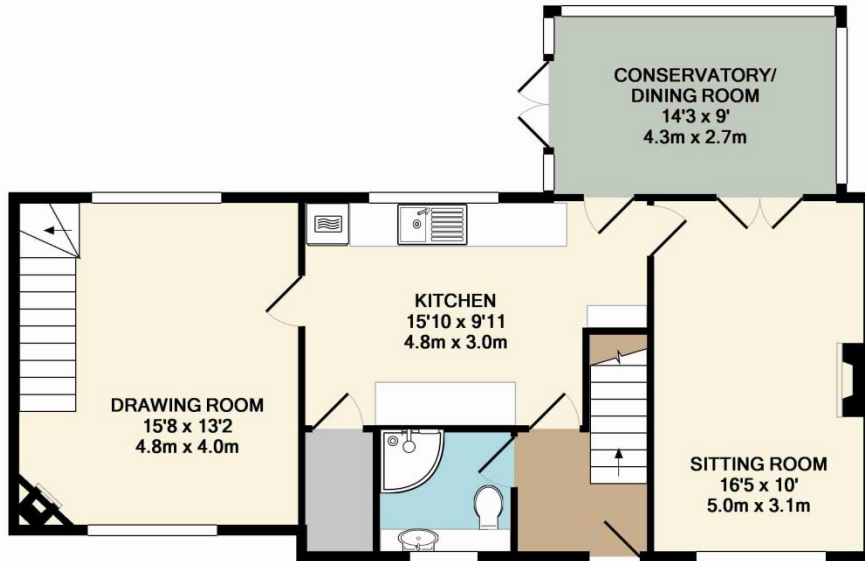
Maidstone Borough Council Tax Band D.

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.

2 ELM VIEW, THORN ROAD, MARDEN, KENT, TN12 9LW

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

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.