6 THE OLD MARKET, HIGH STREET
MARDEN, KENT, TN12 9GD

PRICE £345,000 FREEHOLD

A BEAUTIFULLY-PRESENTED MID-TERRACED PROPERTY IN A SELECT GATED VILLAGE RESIDENCE AREA

ENTRANCE HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, LIVING ROOM, LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN, TWO CAR PARKING SPACES
VIEWING
Strictly by appointment through the Agent as above.

DIRECTIONS
From the centre of the village of Marden, proceed past our office on the corner of The Unicorn public house and the gated entrance will be found immediately facing.

DESCRIPTION
Built approximately five years ago, as part of a select and gated village complex, a beautifully-presented mid-terraced property with spacious family living accommodation.

The property is set within 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.

Covered porch with front door opening to Entrance Hall with door off to:-

CLOAKROOM
Luxuriously fitted out.

KITCHEN/BREAKFAST ROOM
15’3” x 8’2” (4.65m x 2.49m). Fitted out with range of base and eye-level units finished in oak with granite-effect worktop surfaces. Inset stainless steel single-drainer sink unit with monobloc tap. Stainless steel gas hob. Stainless steel double electric oven. Integrated Electrolux dishwasher. Integrated Electrolux fridge-freezer. Freestanding Miele washing machine.

LIVING ROOM
15’4” x 11’8” (4.67m x 3.56m). Window to rear and casement doors opening onto rear garden with fitted window blinds. Carpet as laid. Radiator.

Staircase with fitted carpeting to first floor landing.
MASTER BEDROOM
10’3” x 8’8” (3.12m x 2.64m). Window to rear. Radiator. Built-in quality fitted wardrobe cupboards. Carpet as laid. Door to:-

EN-SUITE SHOWER ROOM
Shower cubicle. Wash basin. WC. Tiled splashbacks. Chrome heated towel rail.

BEDROOM 2
11’1” x 8’2” (3.38m x 2.49m). Window to front. Radiator. Carpet as laid. Fitted wardrobe cupboards.

BEDROOM 3
8’4” x 6’9” (2.54m x 2.06m). Double-glazed window to front. Carpet as laid. Radiator.

FAMILY BATHROOM
Luxuriously appointed with panelled bath with shower attachment and screen. WC. Wash basin in vanitory unit. Chrome heated towel rail.

OUTSIDE
The property is approached through electrically-operated wrought iron gates over a private entrance, leading to the property with white wicker fence frontage and area of front garden. To the rear of the property is a paved patio area and area of lawn with established hedging and fencing. There are two car parking spaces. There is also rear access to the property.
COUNCIL TAX
Maidstone Borough Council Tax Band E.

ENERGY PERFORMANCE RATING

EPC Rating: B

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.