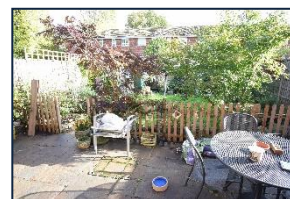
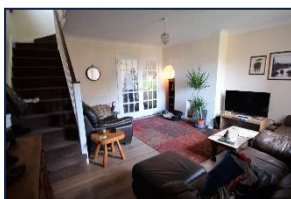


RADFORDS

ESTATE AGENTS

22 MEADES CLOSE, MARDEN, KENT, TN12 9QG



PRICE £299,950 FREEHOLD

**A REFURBISHED AND PLEASANT END OF TERRACE
THREE BEDROOM PROPERTY**

**ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/ DINING ROOM, LANDING,
THREE BEDROOMS, REFITTED BATHROOM, GARAGE, OFF-ROAD PARKING,
FRONT & REAR GARDENS**

22 MEADES CLOSE, MARDEN, KENT, TN12 9QG

VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the centre of Marden proceed in the Goudhurst direction and after passing the Church on your right turn into Pattenden Lane and first left into Sovereigns Way continue through to the end turn left and immediately right into Meades Close and the property will be found on the right hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a pleasant end of terrace property in a quiet cul-de-sac position yet within easy walking distance of the village of Marden. The property was refurbished some years ago and has more recently had a replacement kitchen fitted and wood laminate flooring throughout. The property has the benefit of an adjoining side garage and is realistically priced for a quick sale.

The property is set within the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross, Waterloo, London Bridge 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.

The property comprises:

ENTRANCE HALL

Wood laminate flooring. Radiator. Door off to:

CLOAKROOM

Double glazed window to side. WC. Corner hand wash basin. Radiator. Fitted wall mirror.

LOUNGE

14'7" x 14'6". Double glazed window to front. Wood laminate flooring. Two radiators.



KITCHEN/DINING ROOM

Overall measurement of 14'5" x 11'9".

Kitchen Area: Double glazed door opening to rear garden. Refitted with range of base and eye level units with fitted stainless steel 1½ bowl sink unit with monobloc taps. Neff double oven with matching Neff gas hob with extractor hood over. Space and plumbing for automatic washing machine. **Dining Room Area:** Patio doors opening onto garden. Wood laminate flooring. Radiator.



22 MEADES CLOSE, MARDEN, KENT, TN12 9QG



STAIRCASE

Leading to:

FIRST FLOOR LANDING

Access to loft area. Airing cupboard.

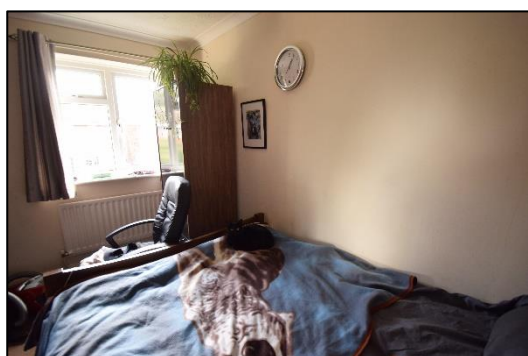
BEDROOM 1

13'5" x 8'0". Window to front. Twin fitted double wardrobe cupboards. Fitted carpet. Radiator.



BEDROOM 2

11'4" x 7'10". Window to front. Fitted carpet. Radiator.



BEDROOM 3

10'2" x 6'4". Window to front. Fitted carpet. Radiator.



BATHROOM

Fitted bath with shower attachment and screen. Hand wash basin in vanity unit. WC. Tiled splash backs. Chrome heated towel rail. Shaver point. Floor covering as laid.



22 MEADES CLOSE, MARDEN, KENT, TN12 9QG

OUTSIDE

The property enjoys an area of front garden with side access. Garage with up and over door, light and power. The rear garden has a patio to the rear with wicker fencing opening up onto remaining garden which is laid to lawn with herbaceous borders and a garden shed.



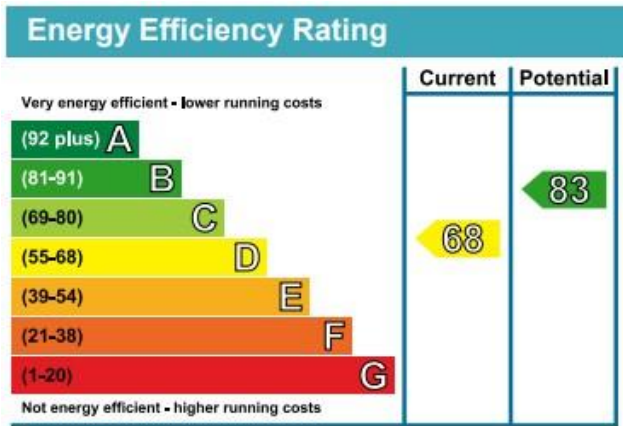
AGENTS NOTE:

This property has been fitted with 18 solar panels. The operating costs of which are self-funding. Further details of this are available to any purchaser once the sale is underway.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE RATING



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.