

RADFORDS

ESTATE AGENTS

**8 SPRING GROVE COTTAGES, GOUDHURST ROAD,
MARDEN, KENT TN12 9JU**



PRICE £335,000 FREEHOLD

**A CHARMING AND BEAUTIFULLY PRESENTED END-OF-TERRACED PERIOD
COTTAGE WITHIN WALKING DISTANCE OF THE MAINLINE STATION**

**ENTRANCE PORCH, SITTING ROOM, KITCHEN, CONSERVATORY/DINING ROOM,
TWO BEDROOMS, BATHROOM, REAR GARDEN, OFF-ROAD PARKING**

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the High Street in the centre of Marden, proceed in a westerly direction, pass the church and continue onto the Goudhurst Road. Shortly before leaving the village the cottage can be found on the left-hand side with our For Sale board outside.

DESCRIPTION

A delightful, unlisted, period cottage built traditionally of brick beneath a Kent peg-tiled roof with tile hung upper elevations. The cottage has undergone sympathetic restoration, with care being taken to preserve as much character as possible. The cottage is double glazed throughout, and benefits from mains gas central heating.

The property is set within the popular Wealden village of Marden with its range of local shopping facilities including village stores, a butcher, a baker and a petrol station. 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 Tunbridge Wells is approximately 10 miles away and Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.

The property comprises:

ENTRANCE PORCH

Approached by newly installed solid oak front door. Window to front. Radiator. Brick-effect tiled floor.

SITTING ROOM

12'10" x 12'0". Window to front. Original exposed brick feature chimney breast with open log fireplace. Radiator. Fitted carpet.



KITCHEN

12'10" X 10'03". Window and door opening into Conservatory. Range of base and eye level units with laminate worksurface and brick-effect tiled splashback. Stainless steel sink with draining board and mixer tap. Integrated dishwasher and washing machine. Electric Cannon cooker with double oven and electric hob, and integrated extractor hood above. Worcester combi gas boiler. Radiator. Vinyl flooring.



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CONSERVATORY/DINING ROOM

10'0" x 9'08". Double doors opening onto rear garden and single door to the side. Radiator. Power points. Wood laminate flooring. Thomas Sanderson fitted blinds to all windows.



Solid wooden staircase from kitchen leading to:



FIRST FLOOR LANDING

Large storage cupboard. Radiator. Oak floor boards exposed.

BEDROOM 1

13'04" X 12'08". Window to front. Exposed brick chimney breast. Radiator. Fitted carpet.



BATHROOM

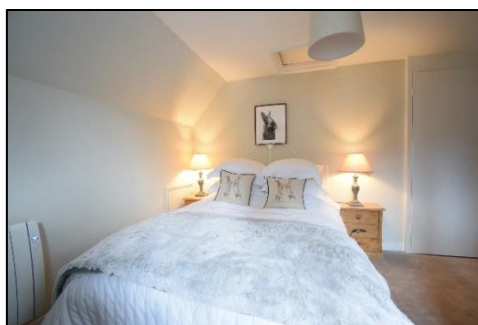
Window to rear. Panelled bath with shower over. Pedestal handwash basin. WC. Radiator. Part-tiled walls. Exposed and original oak floor boards.



Solid wooden staircase from First Floor Landing to:

BEDROOM 2

12'11" X 11'10". Window to side. Three eaves storage cupboards. Loft access (part boarded). Electric wall-mounted heater. Fitted carpet.



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OUTSIDE

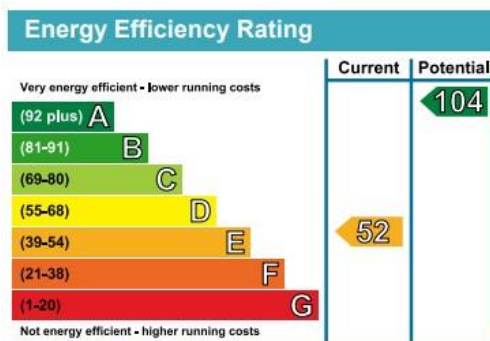
To the **FRONT** of the property lies a professionally laid gravel driveway with off-road parking and dropped kerb. To the **REAR** of the property lies a brick paved patio area, an area of lawn, and wooden fence boundaries with mature hedges. Outside tap. Garden shed with integrated log storage. Large **SUMMERHOUSE** (fully carpeted with electricity and electric wall-mounted heater). Side access (via wooden gate) to Front Drive, with outside lights.



COUNCIL TAX

Maidstone Borough Council Tax Band D

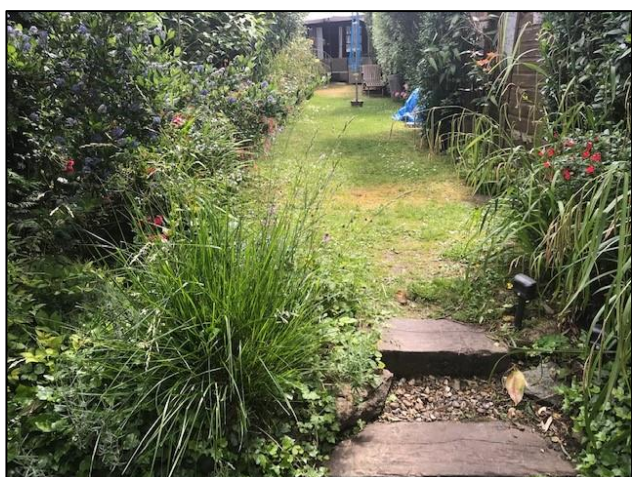
ENERGY PERFORMANCE RATING



EPC Rating: E

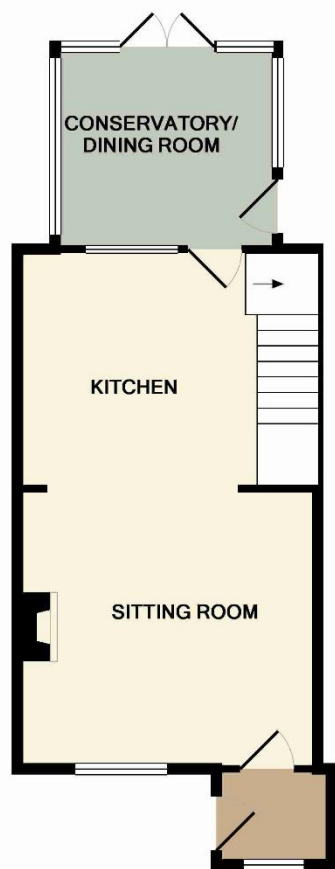
MONEY LAUNDERING REGULATIONS

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.

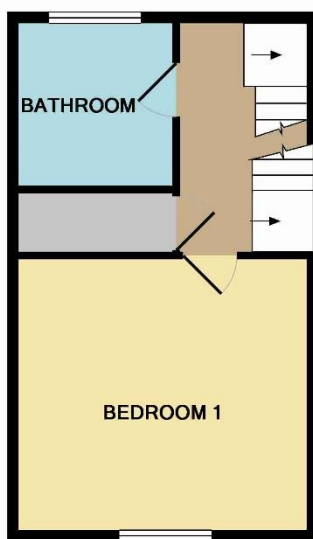


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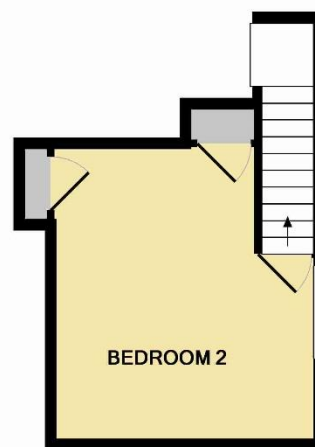
FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 172 SQ.FT.
(16.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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

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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