

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**8 PRIMROSE CLOSE  
MARDEN  
KENT  
TN12 9FX  
PRICE £690,000 FREEHOLD**



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# 8 PRIMROSE CLOSE, MARDEN, KENT, TN12 9FX

**An exceptional and beautifully presented detached family house on select private development occupying a lovely corner position**

**Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room, Landing, Bedroom With Ensuite, Two Further Double Bedrooms, Family Bathroom, Exceptional Rear Garden, Garage And Car Parking**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed into Thorn Road and on approaching the outskirts of the village turn right into Plain Road and then first right into Blossom Way. The property will be found at the entrance to Primrose Close with our For Sale board outside.

## **DESCRIPTION**

This is an exceptional opportunity, a beautifully presented detached family home built approximately five years ago by Millwood Close to a high standard and specification. Quality Kitchen, Bathrooms and Shower Rooms are a key word here. Benefits from a well thought out layout. The property enjoys double glazed PVC windows with multipoint locking systems and most windows have fitted slatted blinds. The rear garden forms a big feature of what is on offer, laid mainly to lawn with quality paved terrace areas and elevated additional decking area. Another feature of the garden is the fishpond.

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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## **ENTRANCE HALL**

Approached through front door. Wood-effect flooring. Radiator. Useful understairs cupboard.

## **CLOAKROOM**

Window to front. Hand wash basin in vanity unit. WC. Radiator. Tiled flooring.

## **LIVING ROOM**

Triple aspect with bay window to front and side and double patio doors opening onto rear garden. Wood-effect flooring. Radiator. Understairs cupboard.

## **KITCHEN/DINING ROOM**

### KITCHEN AREA

Fully fitted out with quality base and eye level units. Inset 1½ bowl single drainer sink unit with mixer tap. Integrated dish washer, fridge freezer and induction hob with extractor hood over. Fitted Siemens double oven. Under lighting. Tiled flooring.

### DINING AREA

Tiled flooring. Patio doors opening onto rear garden. Radiator.

## **STAIRCASE**

Leading to:

## **FIRST FLOOR LANDING**

Window to rear. Access to loft area. Spacious airing cupboard with shelving.

## **BEDROOM 1**

Superbly appointed. Double aspect with window to front and side. Radiator. Fitted carpeting. Twin double wardrobe cupboards.

## **ENSUITE**

Window to rear. Walk-in shower cubicle. Hand wash basin in vanity unit. WC. Tiled flooring. Heated towel rail.

## **BEDROOM 2**

Window to front. Double wardrobe cupboard. Fitted carpeting. Radiator.

## **BEDROOM 3**

Window to rear. Radiator.

## **FAMILY BATHROOM**

Window to front. Fitted with panelled bath with shower attachment. Wash basin in vanity unit. WC. Tiled flooring. Heated towel rail.

## **OUTSIDE**

The property occupies a corner position with an area of lawn and low hedging. To the side is ample car parking space with access to spacious garage with up and over door, light and power. Side access to rear garden. The rear garden is laid mainly to lawn with area of quality brickwork retaining wall extending through to fencing. The property enjoys an area of paved terrace across the rear extending either end to decking area, one of which incorporates a fishpond. Garden shed. Easily maintainable.

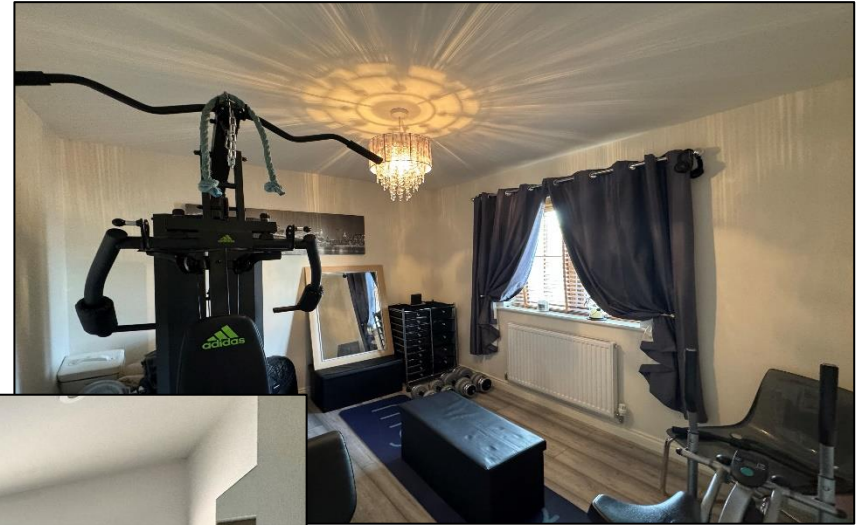


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## COUNCIL TAX

Maidstone Borough Council Tax Band TBC

## 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.*

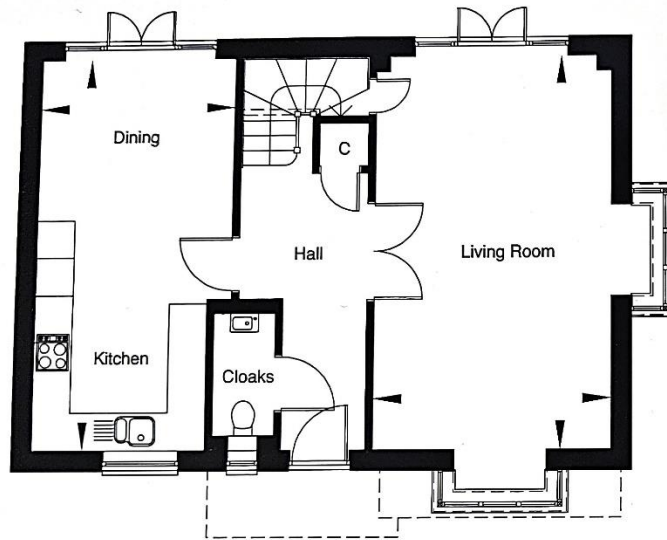
## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

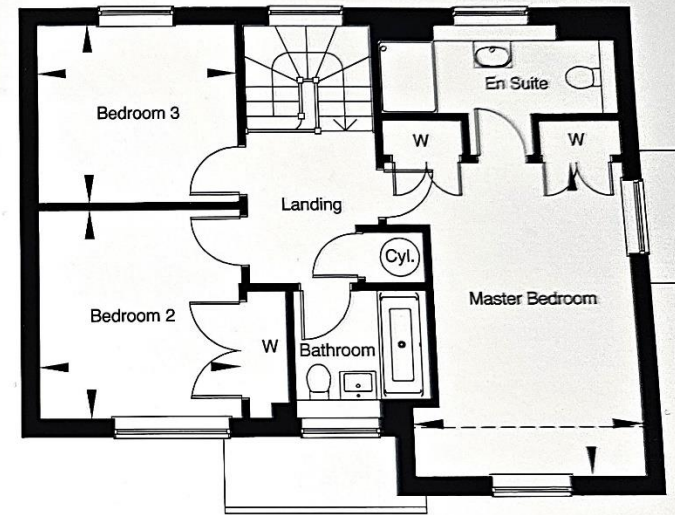
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## FLOORPLANS



GROUND FLOOR PLAN

LIVING ROOM	6261 mm x 3747 mm	20' 6" x 12' 3"
KITCHEN / DINING ROOM	6261 mm x 3140 mm	20' 6" x 10' 3"



FIRST FLOOR PLAN

MASTER BEDROOM	4910 mm x 3471 mm	16' 1" x 11' 4"
BEDROOM 2	3264 mm x 3090 mm	10' 8" x 10' 1"
BEDROOM 3	3140 mm x 2882 mm	10' 3" x 9' 5"