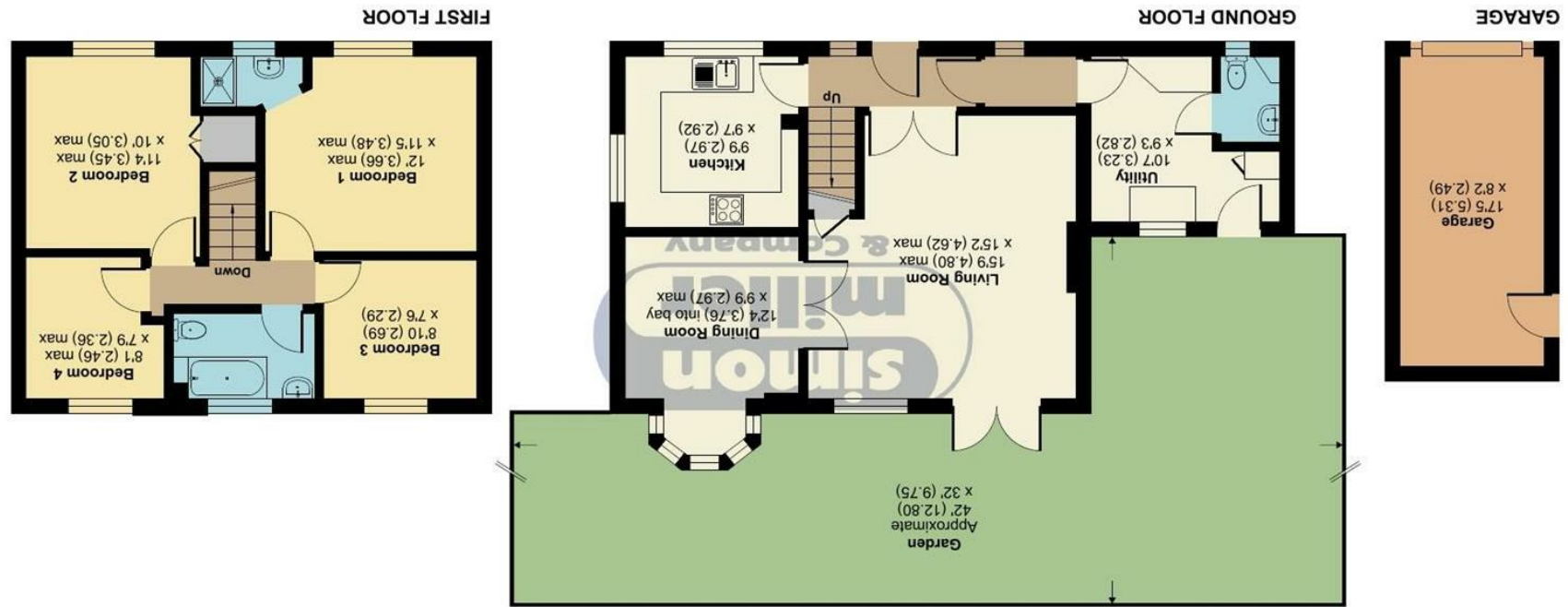


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1117024



Approximate Area = 1107 sq ft / 102.8 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1250 sq ft / 116 sq m
 For identification only - Not to scale



Church Green, Marden, Tonbridge, TN12

Guide Price £450,000
 EPC RATING: C

The Old Stocks Church Green, Tonbridge, TN12





GUIDE PRICE £450,000 - £500,000

Located in the heart of this popular village is this detached four bedroom family home. It offers generous living space, including a spacious lounge with doors leading to the separate dining room, kitchen, and an extended utility room and downstairs cloakroom. Upstairs, there are four good-sized bedrooms, with the master bedroom benefitting from an en-suite shower room, and a family bathroom.

Outside, the mature private gardens offer a raised, sunny patio area surrounded by a rockery and lawned gardens to the side and a handy storage shed. With gated rear access, the property also offers a detached single garage to the rear, with parking for two cars in front and a personal door to the garden, which is accessed via Chantry Road, leading into Lime Close.

The popular village of Marden has a mainline railway station only a short walk away, with regular services into London Bridge & London Charing Cross Stations. The village offers a good variety of community activities and sporting facilities as well as a range of independent shops, pubs and cafes, Post Office and petrol station. It has a well-regarded Primary School, and its medical centre has been rated as outstanding by the CQC. The County Town of Maidstone is within easy reach by car, with its wide range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report C



- GUIDE PRICE £450,000 - £500,000 • Detached Four Bedroom Home • Separate Dining Room • Downstairs Utility and Cloakroom • En-Suite and Family Bathrooms • Detached Garage and Off Street Parking • Minutes Away from Mainline Train Station • Popular Village Location • Spacious Lounge

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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