



Florida Goudhurst Road, Marden, Tonbridge, TN12 9JE
Price £550,000



NO FORWARD CHAINEXTENDED PERIOD HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF MARDEN WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND MARDEN STATION OFFERING MAINLINE SERVICES TO LONDON.

Situated within walking distance of local amenities and Marden Station, this exceptional period home offers spacious and versatile accommodation over two floors. The entrance porch leads into a welcoming hall. To the front, there is a lounge featuring a bay window and a charming fireplace. The adjacent dining room opens to a bright conservatory. The extended kitchen impresses with generous space and well fitted kitchen units. A useful shower room completes the ground floor accommodation.

The first floor comprises three sizeable double bedrooms, each with their own appeal, and a family bathroom. Outside, the driveway to the front provides ample off road parking and leads to a detached garage. The well-maintained rear garden features lush lawns, handy sheds, and well-stocked borders.

Located in the picturesque village of Marden, this excellent property is close to a range of local amenities, including a post office, pharmacy, pubs, and popular schools. Marden Station, just a short walk away, provides frequent mainline services to London Waterloo East, London Bridge, and London Charing Cross.

Homes of this style and in this convenient location are rarely available. Contact Page and Wells Estate Agents to book your viewing and avoid missing out.



ON THE GROUND FLOOR

Enclosed Entrance Porch

Entrance hall

Lounge 15'9 x 13'4 (4.80m x 4.06m)

Dining Room 12 x 11'3 (3.66m x 3.43m)

Kitchen 21'6 x 11 (6.55m x 3.35m)

Shower/Utility Room

Conservatory 14'11 x 6'1 (4.55m x 1.85m)

ON THE FIRST FLOOR

Landing

Bedroom 1 17'9 x 13'1 (5.41m x 3.99m)


Bedroom 2 14 x 10'8 (4.27m x 3.25m)

Bedroom 3 12 x 11'3 (3.66m x 3.43m)

Bathroom

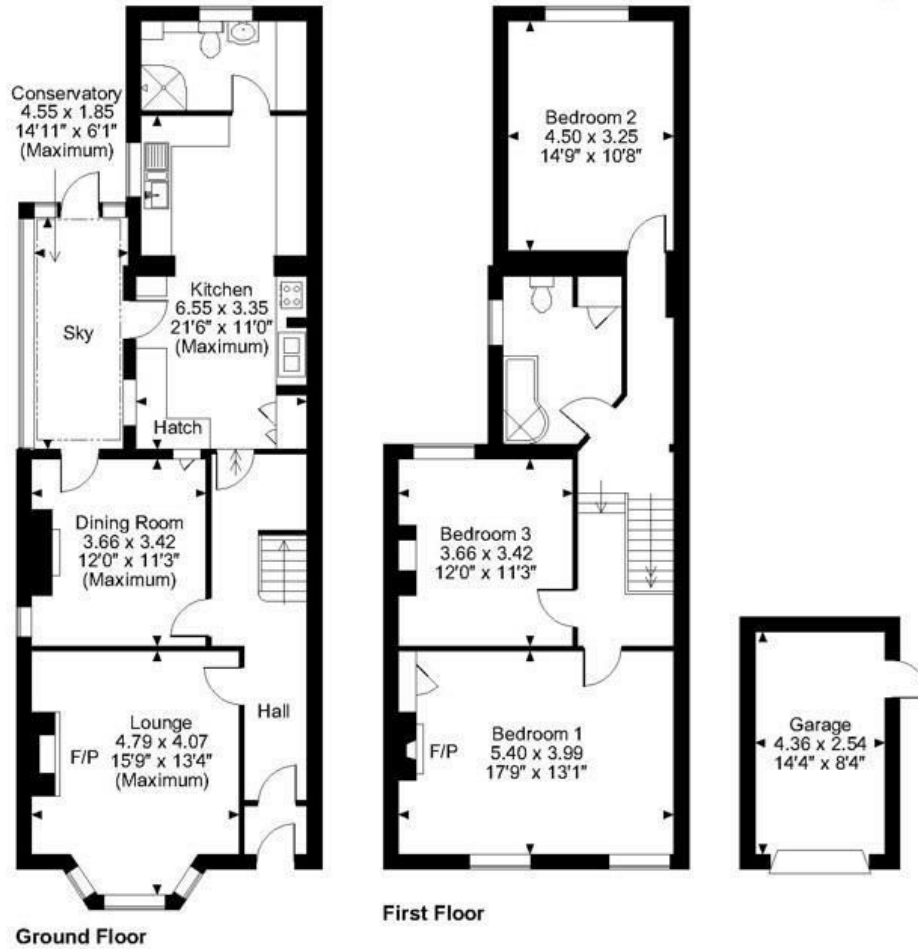
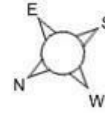
EXTERNALLY

Garage 14'4 x 8'4 (4.37m x 2.54m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Florida, Goudhurst Road Marden, Tonbridge, Kent
 Approximate Gross Internal Area
 Main House = 1621 Sq Ft/151 Sq M
 Garage = 119 Sq Ft/11 Sq M
 Total = 1740 Sq Ft/162 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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