



**2 Bed
House - End Terrace
located in**

SELBYS
ESTATE AGENTS

24 High Street
Maresfield
TN22 2EH



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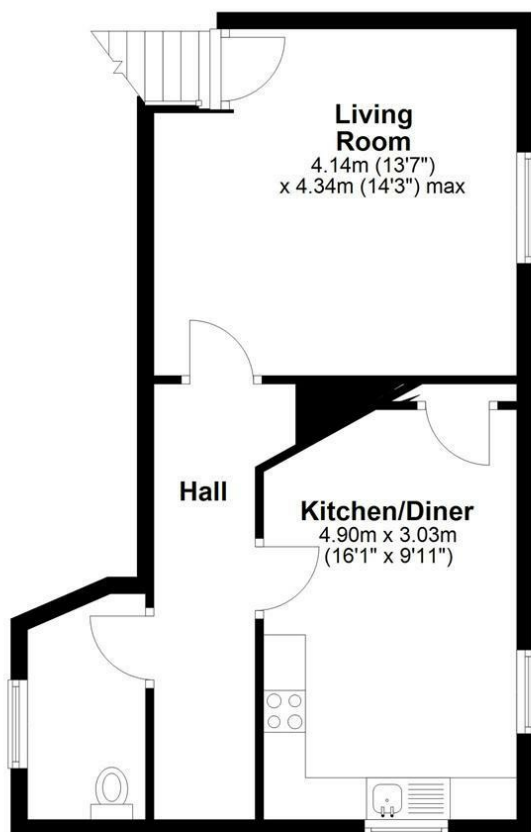
Asking price £325,000

Selbys Estate Agents are delighted to present this beautifully refurbished two-bedroom character cottage, perfectly situated in the heart of the picturesque village of Maresfield. The property boasts a spacious kitchen/diner fitted with stylish new shaker-style units, a convenient utility room/downstairs WC, and a bright lounge featuring high ceilings and a charming feature fireplace. Upstairs, you'll find two generously sized double bedrooms and a newly fitted modern shower room. Externally, the cottage benefits from a secluded courtyard garden, providing a tranquil outdoor space, along with the added advantage of parking at the rear.



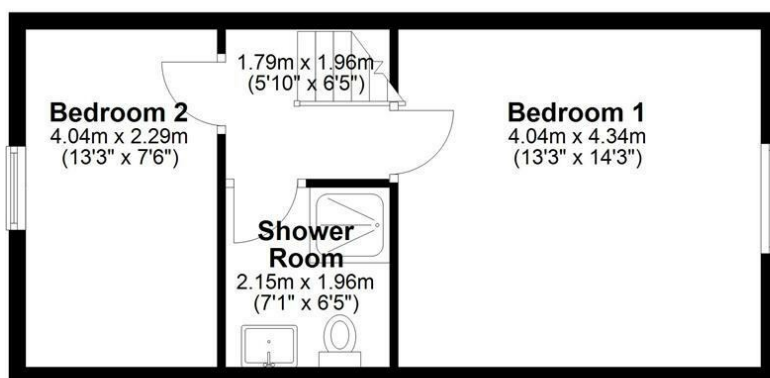
Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

CONTACT

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