



Lambert & Foster



WEST END COTTAGES

WEST END | MARDEN

An opportunity to purchase a Grade II listed end of terrace cottage providing up to three bedrooms and benefits from off road parking and a well proportioned rear garden including a detached outbuilding currently used as a home office and a utility room. The property is well presented throughout with the accommodation set over three floors, the ground floor comprises a shaker style kitchen/breakfast room boasting a central island, a living room with exposed beams and a characterful inset log burner as well as a modern bathroom including a bath and walk-in shower. The first floor comprises two generous double bedrooms and to the second floor is an attic room, currently used a bedroom but does have limited head height. Within walking distance to local amenities, bus stops, school and the mainline railway station at Marden.

Guide Price £400,000-£450,000

FREEHOLD



4 WEST END COTTAGES

WEST END | MARDEN | TN12 9JB

- A Grade II listed two double bedroom end of terrace cottage with a further attic room
- Conveniently located in the heart of this popular Wealden village
- Kitchen/breakfast room, sitting room and downstairs bathroom
- Well proportioned rear garden with a detached outbuilding providing utility and office
- Walking distance to local amenities, bus stops, school and a mainline station
- Private driveway offering off road parking for two vehicles

GENERAL: Tenure: Freehold. **Construction Type:** Painted brick under a tiled roof with hung tile to the first floor elevations. **Services & Utilities:** Mains Gas central heating with mains water supply and main drainage services connected but not tested. Broadband Connection: Yes, Standard, Ultrafast and Superfast available. Mobile Coverage: Okay to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band D. **EPC:** N/A Listed.

Flood & Erosion Risk: Property flood history: None in the vendors occupation. **Rivers and the sea:** Very low risk. **Surface water:** Low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

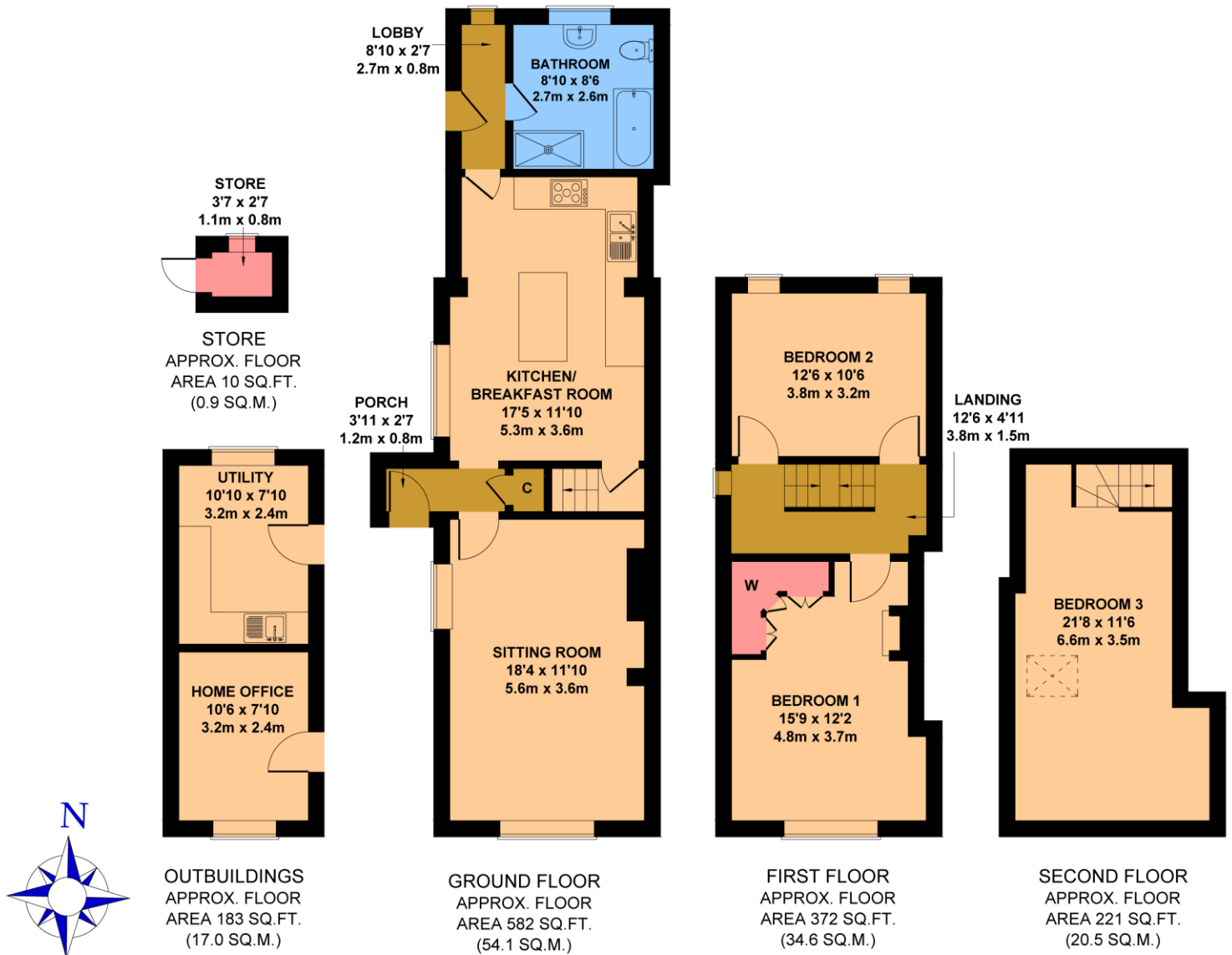
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYPHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA