



Lambert & Foster



CLEVEGROVE

HUNTON ROAD | MARDEN

An opportunity to purchase a well presented two bedroom split level bungalow benefitting from off road parking and a generous westerly rear aspect garden backing onto farmland. Situated on the rural outskirts of this popular Wealden village. Only a short drive to local amenities and to a mainline railway station at either Marden or Paddock Wood. Offered to the market with NO FORWARD CHAIN.

Guide Price £500-£525,000

FREEHOLD



CLEVEGROVE

HUNTON ROAD | MARDEN | TN12 9SL

- A well presented two bedroom detached bungalow with split level accommodation
- Situated on the rural outskirts of this popular Wealden village
- Kitchen, utility room, dining room with office space, living room and bathroom
- Generously sized westerly rear aspect garden backing onto farmland
- Only a short drive to local amenities and to major transport links
- Ample off road parking, a single garage and offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick-built and part weatherboarded under a felt roof. **Services & Utilities:** Oil fired central heating with mains water and electricity supply and private drainage via sewage treatment plant services connected but not tested. **Broadband Connection:** Superfast and Ultrafast available but not connected. **Mobile Coverage:** Available with ok to good coverage from main providers. Further information can be found at checker.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** F (35).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** High risk. **Reservoirs:** Flooding from reservoirs is unlikely 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

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HYTHE, KENT

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Kent CT21 4HU

WADHURST, SUSSEX

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