



Lambert & Foster



SPRING GROVE COTTAGES

MARDEN

An opportunity to purchase this character mid-terrace home with flexible accommodation set over three floors. The ground floor offers a living room with inset wood burner, kitchen/diner, a utility room, 3rd bedroom/study/playroom and a shower room. To the first floor a sizeable bedroom and family bathroom with the second floor providing the principal bedroom with vaulted ceilings. The driveway provides private off-road parking and to the rear is a large sunny 150ft garden with patio, summerhouse currently used as a home office.

Guide Price £375,000-£395,000

FREEHOLD





6 SPRING GROVE COTTAGES

GOUDHURST ROAD | MARDEN | TN12 9JU

- An extended three bedroom character mid-terrace cottage
- Well presented over three floors with a versatile layout with a shower room downstairs and family bathroom to the first floor
- Sitting room with an open fireplace with a wood burner inset
- 150ft rear garden with a patio terrace and summerhouse currently an outdoor office
- Walking distance to the high street amenities, school and the mainline railway station
- Driveway providing private off-road parking

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: EE Likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band D. **EPC:** D (60).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built, tile hung elevation under a tiled roof.



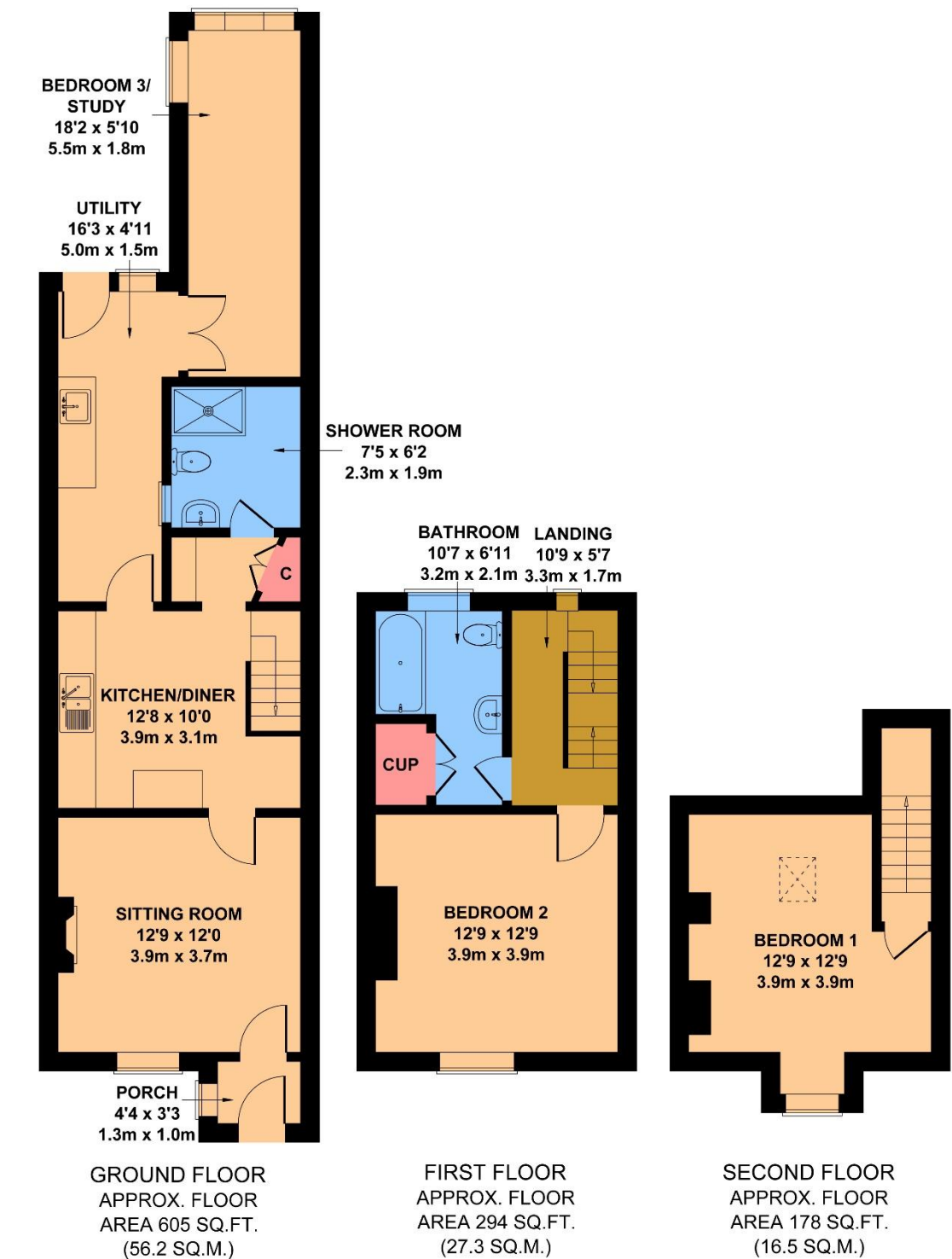
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