



**Connells**

Hen & Duck Hurst Farm Marden Road  
Staplehurst Tonbridge



# Hen & Duck Hurst Farm Marden Road Staplehurst Tonbridge TN12 0PD

for sale  
**£700,000**



## Property Description

This well presented three bedroom home which is set back from the road which has ample of parking plus a carport. Inside the home on the ground floor you have a modern kitchen, lounge and dining room with the added bonus of a utility room with a cloak room.

On the first floor there are three bedrooms, one with en suite and a family bathroom. The master bedroom leads to a mezzanine area.

Also having the benefit of a lovely laid to lawn garden which offers space and privacy.

Conveniently located on Marden Road a short walk from the village centre. Whilst in the other direction the properties in close proximity to Sainsbury's supermarket and Staplehurst mainline railway station which offers frequent direct services to London.





**Ground Floor**

**Cloakroom**

**Study**

9' 4" Max x 8' 1" Max ( 2.84m Max x 2.46m Max )

**Lounge**

14' 8" Max x 14' 5" Max ( 4.47m Max x 4.39m Max )

**Dining Room**

15' 3" Max x 14' 5" Max ( 4.65m Max x 4.39m Max )

**Kitchen**

20' 7" Max x 11' 8" Max ( 6.27m Max x 3.56m Max )

**Utility Room**

**First Floor**

**Landing**

**Bedroom One**

15' 3" Max x 14' 6" Max ( 4.65m Max x 4.42m Max )

**En Suite**

Restricted head height

**Bedroom Two**

12' 5" Max x 8' Max ( 3.78m Max x 2.44m Max )

**Bedroom Three**

10' 4" Max x 7' 5" Max ( 3.15m Max x 2.26m Max )

**Wc**

**Shower Room**

**Second Floor**

**Mezzanine**

14' 4" Max x 13' 2" Max ( 4.37m Max x 4.01m Max )

Restricted head height

**Rear Garden**

**Car Port**

**Parking**

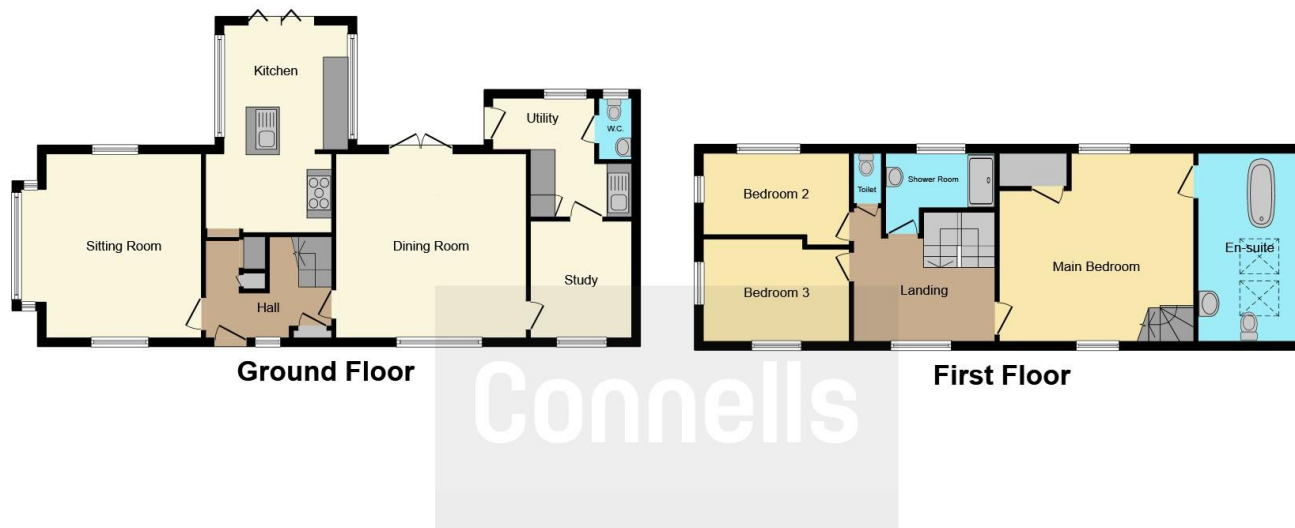












**Second Floor**

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**T 01622 751034**  
**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

**EPC Rating: F**

Tenure: Freehold

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