

**Admiral Way, Marden, Tonbridge, TN12 9FN**
**Price £850,000**

Page & Wells

Issuing Office: LOOSE
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An impressive and deceptively spacious five-bedroom detached family home, occupying a generous position within the highly regarded village of Marden and overlooking a play park and open field. Offering approximately 2,470 sq ft of accommodation including the detached cabin/office, the property provides a versatile layout ideally suited to modern family living and home working.
The ground floor is centred around a substantial open-plan kitchen/dining area measuring over 22ft in length, creating an excellent social and entertaining space with direct access to the garden. The kitchen also benefits from double oven, integrated fridges and useful understairs storage cupboard. In addition, there is a separate lounge with air conditioning, a further family room, cloakroom and internal access to the large double garage.
Upstairs, the property offers five well-proportioned bedrooms, including a particularly spacious principal bedroom benefitting from air conditioning and en-suite shower room. Bedroom two also benefits from its own en-suite, in addition to the family bathroom serving the remaining bedrooms.
Further benefits include 24 SolarEdge solar panels with battery storage, helping to deliver excellent energy efficiency and significantly reduced running costs, alongside a fully boarded loft with step ladder access providing excellent additional storage.
Externally, the garden is well maintained and benefits from decked and patio seating areas, as well as lawns. A significant benefit to the home is a fully insulated garden room/office complete with power and heating, providing an ideal year-round workspace, studio or hobby room To the front, there is a driveway providing ample off road parking.
Marden remain one of the area most popular village locations with a strong sense of community alongside a range of amenities, including shops, a well regarded primary schools and Marden Station with frequent mainline services to London.
Viewing is highly recommended







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**GROUND FLOOR**

**Entrance Hall**

**Lounge 15'9" x 14'0" (4.82m x 4.29m)**

**Kitchen/Dining Area 22'0" x 14'8" (6.73m x 4.48m)**

**Utility Room 6'3" x 5'7" (1.91m x 1.72m)**

**Family Room 14'4" x 10'5" (4.39m x 3.20m)**

**Downstairs Cloakroom**

**FIRST FLOOR**

**Bedroom 1 16'7" x 14'2" (5.06m x 4.32m)**

**En-Suite**

**Bedroom 2 13'7" x 10'8" (4.15m x 3.26m)**

**En-Suite**

**Bedroom 3 11'8" x 11'3" (3.57m x 3.45m)**

**Bedroom 4 11'3" x 10'1" (3.44m x 3.09m)**

**Bedroom 5 12'4" x 6'9" (3.78m x 2.07m)**

**Family Bathroom**

**EXTERNALLY**

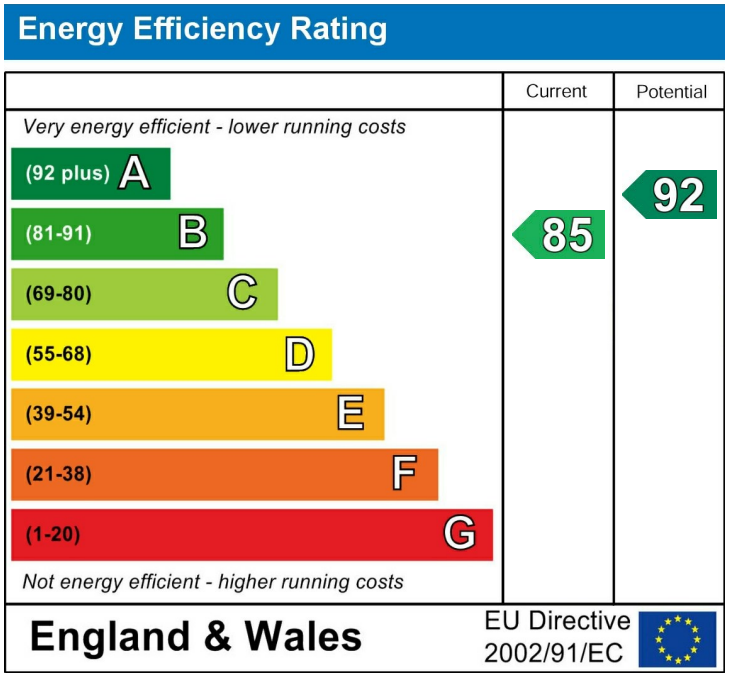
**Garage 17'1" x 16'8" (5.23m x 5.10m)**

**Office 12'9" x 10'7" (3.90m x 3.23m)**

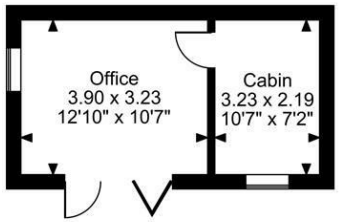
**Cabin 10'7" x 7'2" (3.23m x 2.19m)**

**Covered Store 20'2" x 5'2" (6.15m x 1.60m)**

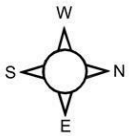
**Bin Store**

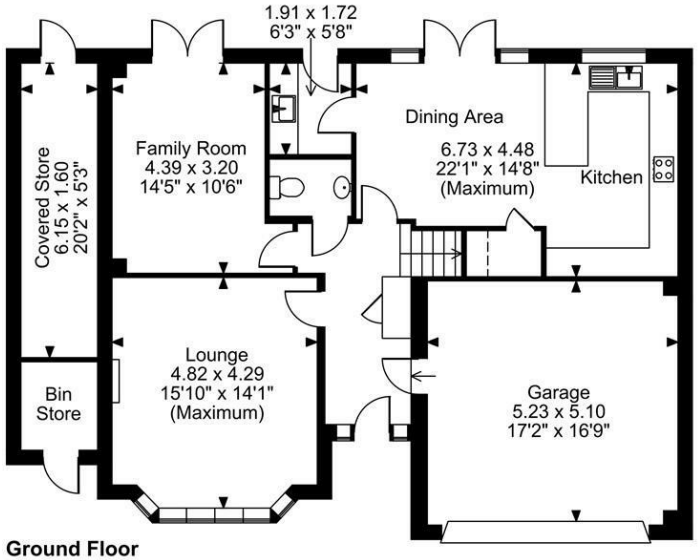



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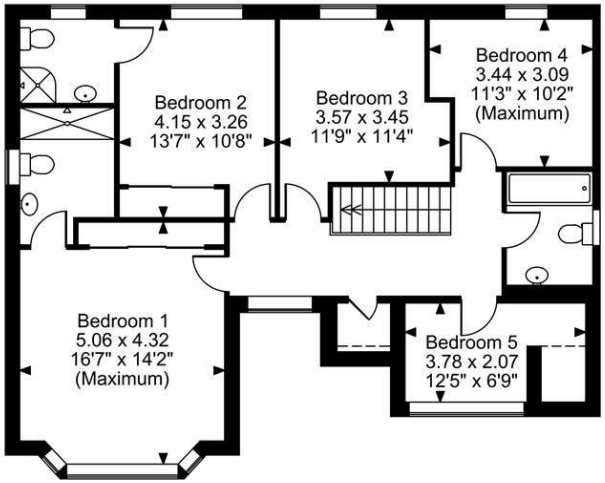



**Admiral Way, Marden, Tonbridge**
**Approximate Gross Internal Area**
**Main House = 1826 Sq Ft/170 Sq M**
**Garage = 288 Sq Ft/27 Sq M**
**Covered Store & Bin Store = 139 Sq Ft/13 Sq M**
**Cabin/Office = 217 Sq Ft/20 Sq M**
**Total = 2470 Sq Ft/229 Sq M**




**Ground Floor**




**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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