



‘Our Focus Determines Your Reality’



Maidstone Road
Marden
Kent
TN12 9AD



Sitting Room * Conservatory/Dining Room
Fitted Kitchen

Principal Bedroom
Further Second Floor Double Bedroom * Bedroom/Study
Family Bath and Shower Room

Enclosed Garden * Garden Store



ATTRACTIVE ATTACHED FAMILY HOME

This charming Victorian end-of-terrace cottage built in 1869 is located in the village of Marden, conveniently within walking distance of the mainline station. The cottage, with character features including exposed floorboards and brick chimney breasts, is complemented by an enclosed garden and terrace.

The accommodation consists of a sitting room with fireplace and exposed floorboards, a fitted kitchen leading through to the conservatory which is currently utilised as a dining room and has doors leading to a paved terrace.

On the first floor there is a principal bedroom with a brick chimney breast and exposed floorboards and a spacious family bath and shower room. Stairs lead to the second floor where there is a further double bedroom, and a bedroom/study.

A wrought iron fence borders the garden to the front. A path leads to a gate opening into the enclosed back garden which is laid to lawn with areas of terracing and mature flower and shrub beds together with a garden store.



MARDEN AND GOUDHURST

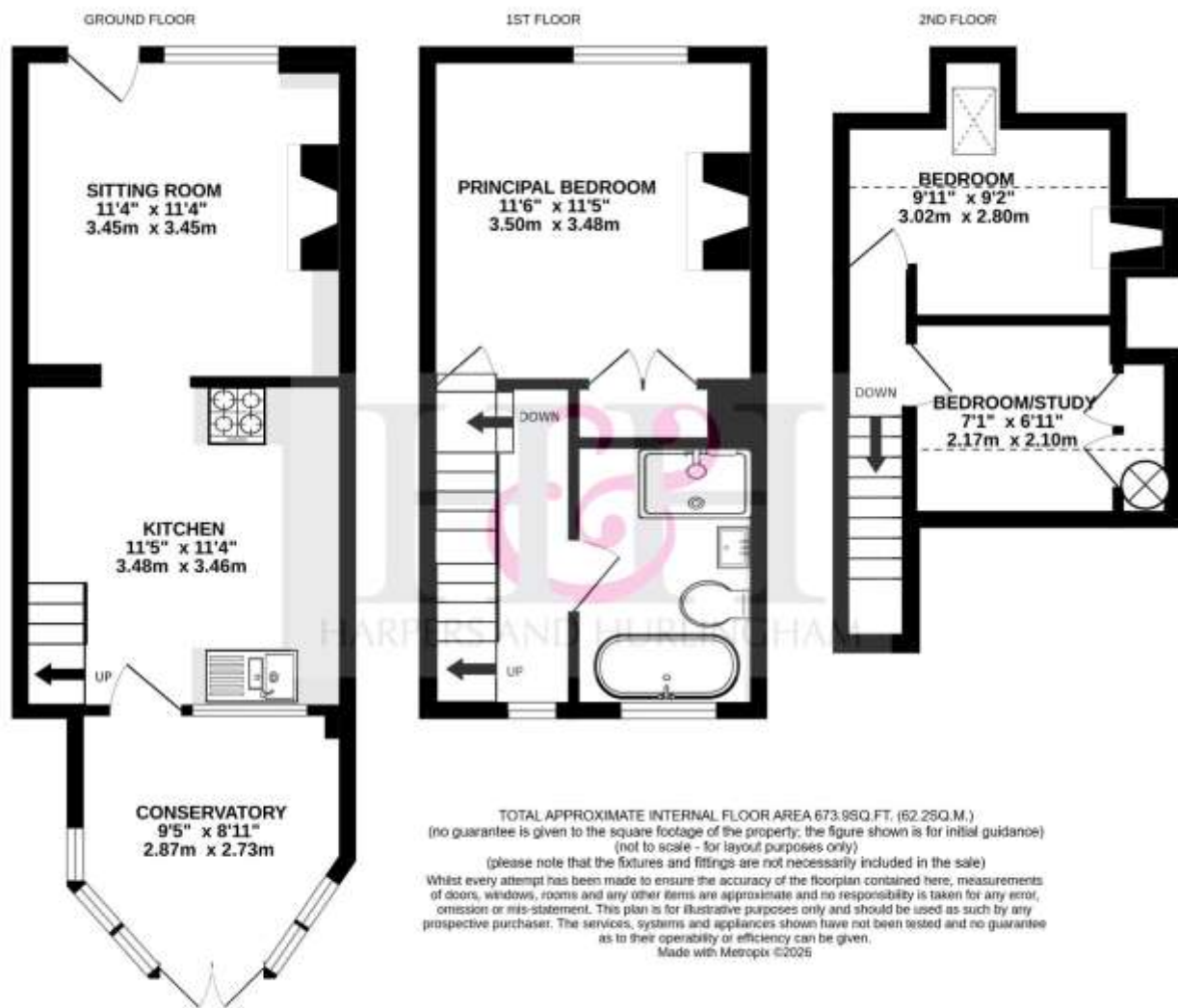
Marden provides local stores for all day-to-day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities. There is a Waitrose a short drive away in Hawkhurst and a Sainsbury's in Staplehurst.

SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as Cranbrook School as a boarder.

The Mainline station offers fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes. Both the A21 and M20 are a short distance, providing access to the M25 Motorway to the North and South.





SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band C

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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