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— YEARS OF —

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ST. MARGARETS VILLAS COLLIER STREET

A great opportunity to purchase an extended three bedroom semi detached house with a large driveway for multiple vehicles a lot of versatile living space that extends into two outbuildings giving you a lot of potential to extend and improve STPP. Nestled in a semi-rural location, the property commands far reaching views over the farmland to the rear. Only a short drive to local amenities as well as the two mainline stations offering direct routes into London from Marden and Paddock Wood.

Guide Price £450,000

FREEHOLD





4 ST. MARGARETS VILLAS

COLLIER STREET | MARDEN | TN12 9SA

- Outbuildings with multi use
- Driveway with side access
- Further development potential STPP
- Semi-rural location
- Great views all year round over farmland
- A short drive from two mainline stations into London

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 A. **EPC:** C (72)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Medium risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs 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 under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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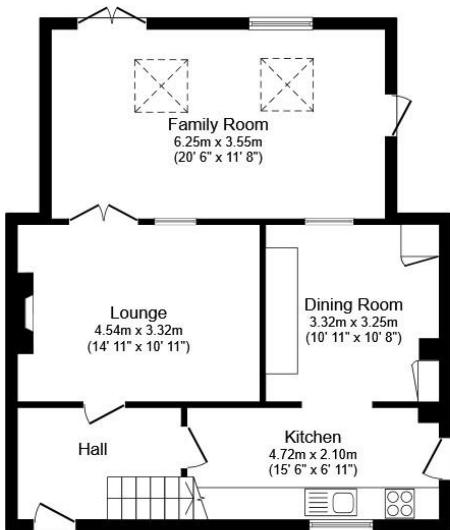
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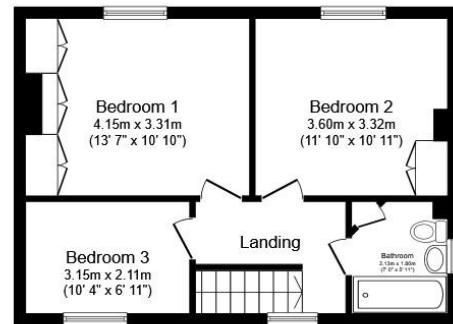
FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Ground Floor



First Floor



Outbuilding

Total floor area 149.0 m² (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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