

MARDEN

KENT



Goudhurst Road
Marden
Kent TN12 9NF

Occupying a rural location, this charming 18th Century attached cottage, with later additions, is conveniently situated between Goudhurst and Marden.

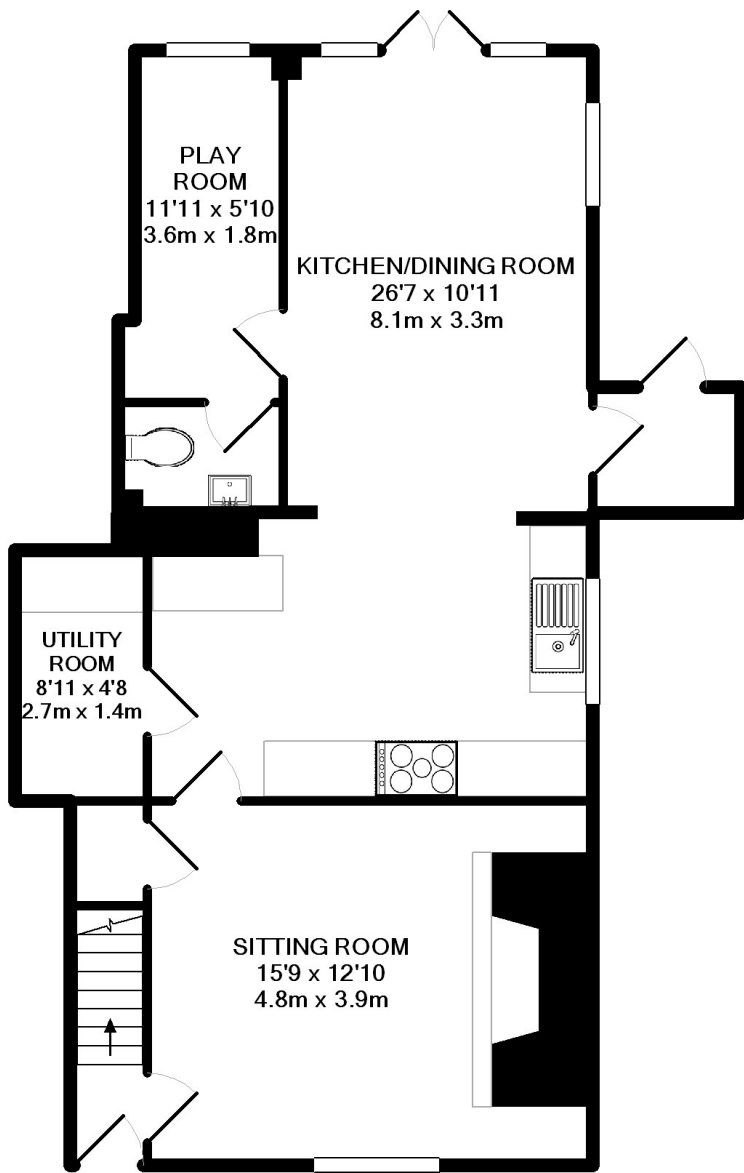
There is gated off road parking to the front of the property. The delightful enclosed garden to the rear is laid to lawn with a paved terrace. The garden enjoys a rural outlook adjoining local orchards.

- Charming 18th Century Cottage
- Sitting Room with Inglenook Fireplace
- Playroom
- Kitchen/Dining/Family Room
- Utility Room and Cloakroom
- Master Bedroom with Juliette Balcony
- Two Further Bedrooms
- Family Bathroom
- Delightful Enclosed Garden
- Off Road Parking
- Mainline Railway Station at Marden
- Cranbrook School Catchment Area

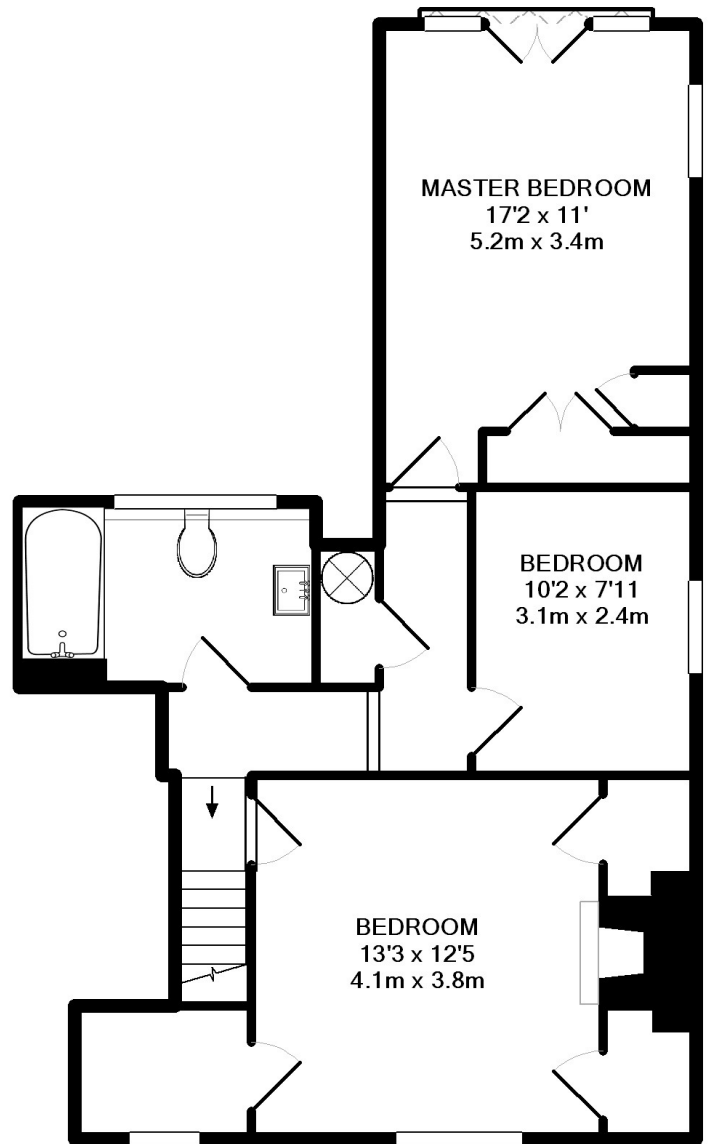








GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1301.3SQ.FT. (120.0SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



2 Ashtree Cottages, Goudhurst Road, Marden, TONBRIDGE, TN12 9NF

Dwelling type: Semi-detached house Reference number: 0938-5061-6206-7366-4930
 Date of assessment: 07 June 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 June 2016 Total floor area: 126 m²

Use this document to:

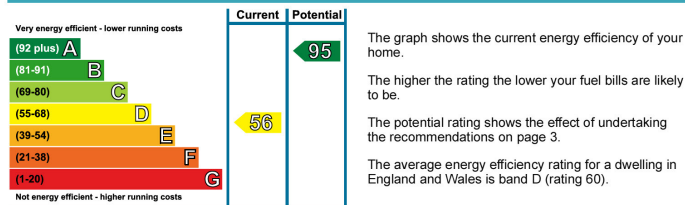
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,450
Over 3 years you could save	£ 1,212

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 2,658 over 3 years	£ 1,686 over 3 years	
Hot Water	£ 573 over 3 years	£ 333 over 3 years	
Totals	£ 3,450	£ 2,238	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 87	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 768	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	⊕

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity and water. Shared private drainage. Oil fired central heating.

Maidstone Borough Council - Council Tax Band 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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