



'Our Focus Determines Your Reality'



Maidstone Road
Marden
Kent
TN12 9AE



Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Utility Room * Storeroom * Shower Room

Principal Bedroom with Ensuite * Four Further Double Bedrooms
Study * Family Bathroom

Attractive Enclosed Garden * Ample Driveway Parking



STYLISH, TUCKED AWAY, DETACHED FAMILY HOME

Occupying a tucked away position in the village of Marden, this stylish detached family home, built in the 1980s, features a 'heart' of the home kitchen/dining/family room. Spanning three floors, the property provides well-proportioned rooms in a flexible layout.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and doors to the garden, a double aspect kitchen/dining/family room with doors to the terrace, a utility room with door to outside sheltered by the first-floor overhang, a storeroom and shower room on the ground floor.

On the first floor the landing features an arched window; there is a principal bedroom with ensuite bath/shower room, two further double bedrooms, a study and a family bathroom. Stairs lead to the second floor where there are two further double bedrooms, one has had the floor reinforced for use as a gym.

Outside the property is approached across a gravel driveway which provides ample off road parking. A gate opens onto a path wrapping around the property and joining the sculpted paved terrace, there is an area of lawn, mature flower and shrub beds, and a garden store.



MARDEN AND GOUDHURST

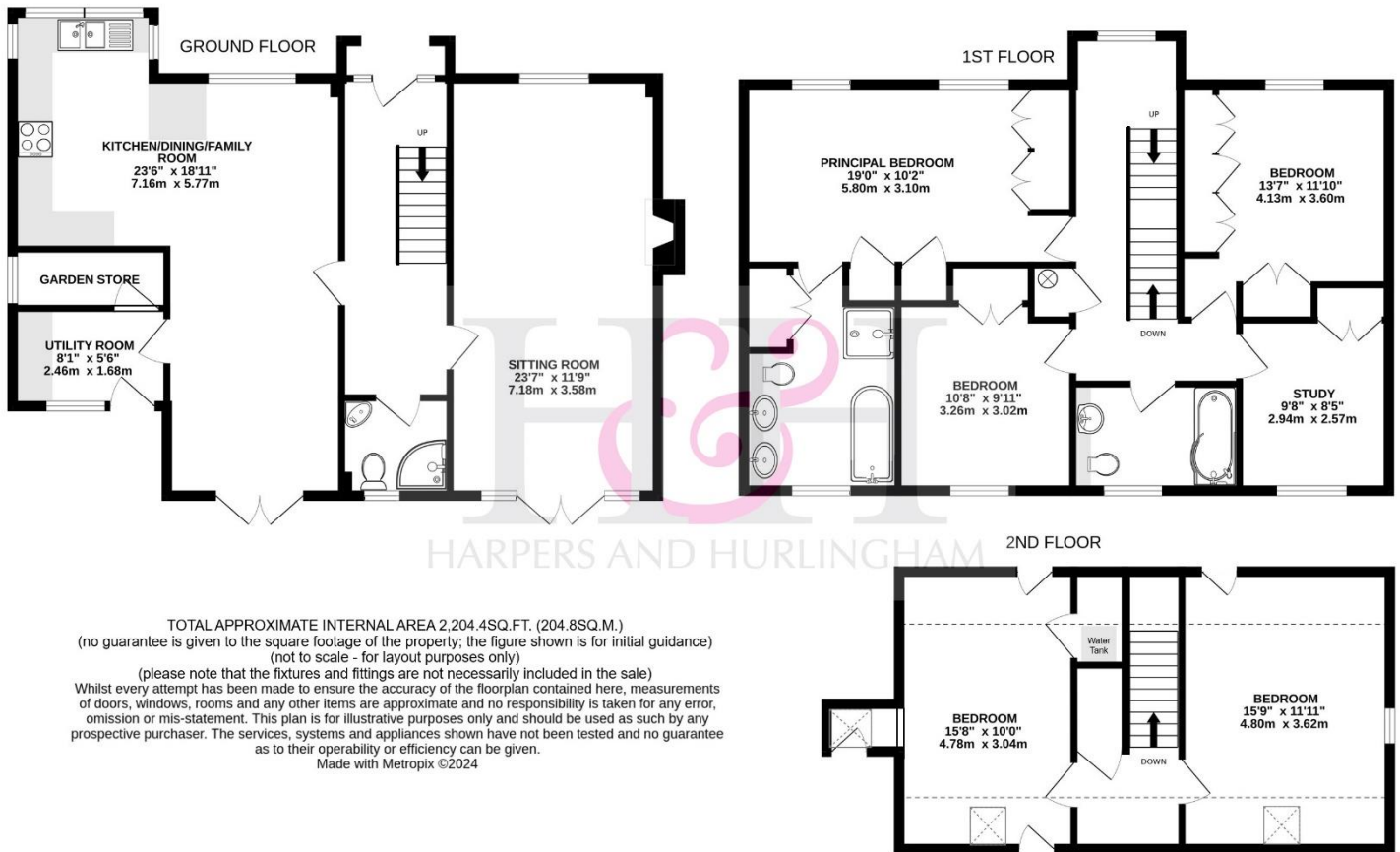
Marden provides local stores for all day-to-day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities. 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 G

EPC Rating: D

Cost of maintaining the private road is shared between the four properties and the Local Borough Council.

The Title Register states that restrictive covenants apply but no details are given.

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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