

MARDEN

KENT



Fern Lea Villas

Marden, Kent TN12 9JG

Behind the delightful Georgian facade sits a deceptively spacious family home. The property is located within the popular village of Marden with easy access to the Mainline Station and village amenities.

The accommodation consists of a sitting room, dining room, family room, office, kitchen and shower room on the ground floor.

On the first floor there is a master bedroom with ensuite and two further bedrooms. On the second floor there is a bedroom with ensuite.

Outside a gate leads onto the gravel drive which provides ample off road parking. A gate from the parking leads through to the garden to the rear. The garden is laid to lawn with well stocked mature flower and shrub borders. To the rear of the garden there is a garden store.

- Delightful Attached Georgian Home
- Sitting Room with Woodburner
- Family Room with Doors to Garden
- Dining Room with Oak Flooring
- Kitchen with AGA
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Attic Bedroom with Ensuite
- Delightful Enclosed Gardens
- Ample Off Road Parking
- Walking Distance to Mainline Station







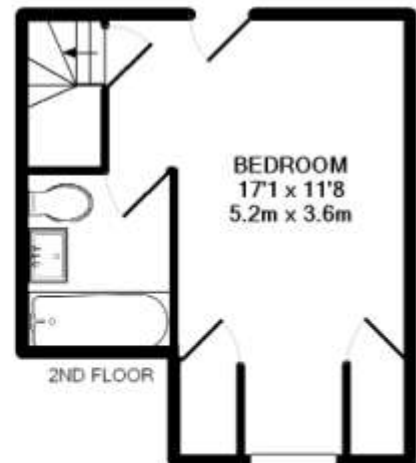
TOTAL APPROX. INTERNAL FLOOR AREA 1528.3SQ.FT. (141.8SQ.M)

(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



1 Fern Lea Villas, Goodhurst Road, Marden, TONBRIDGE, TN12 8JG

Dwelling type: Semi-detached house Reference number: 8606-6252-7329-4297-2543
 Date of assessment: 15 May 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 May 2014 Total floor area: 164 m²

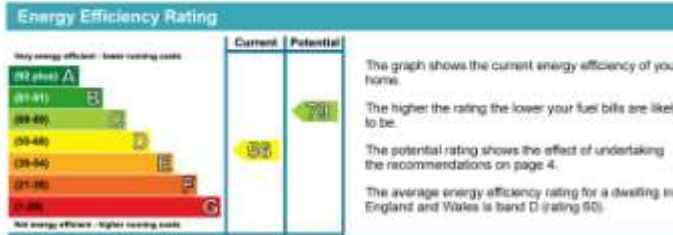
Use this document to:

- 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:	£ 4,911
Over 3 years you could save	£ 1,895

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 292 over 3 years	
Heating	£ 4,026 over 3 years	£ 2,703 over 3 years	
Hot Water	£ 405 over 3 years	£ 261 over 3 years	
Totals	£ 4,911	£ 3,216	

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.



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 Room-in-roof insulation	£1,500 - £2,100	£ 480	✓
2 Cavity wall insulation	£500 - £1,500	£ 444	✓
3 Floor insulation	£800 - £1,300	£ 276	✓

See page 4 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/savingsenergy or call 0346 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, gas, water and drainage.

Maidstone Borough Council - Council Tax Band E

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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