

MARDEN

KENT



Albion Road
Marden
Kent TN12 9ED

Built in the naughties and with accommodation over three floors, this delightful cottage sits in enclosed wrap around gardens. The cottage is conveniently located on the outskirts of the village of Marden.

The accommodation consists of a double aspect sitting room with log burning stove, a kitchen/dining room, conservatory and shower room on the ground floor.

On the first floor there are two double bedrooms and a family bathroom.

Stairs lead to the second floor where there is a further double bedroom.

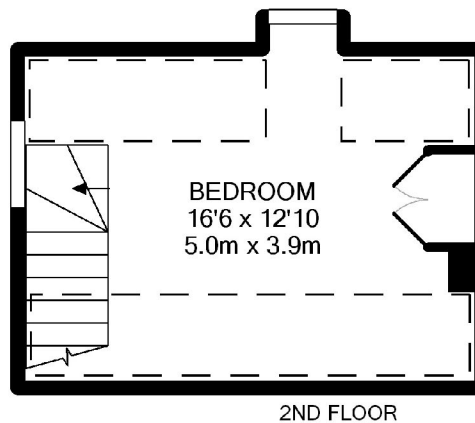
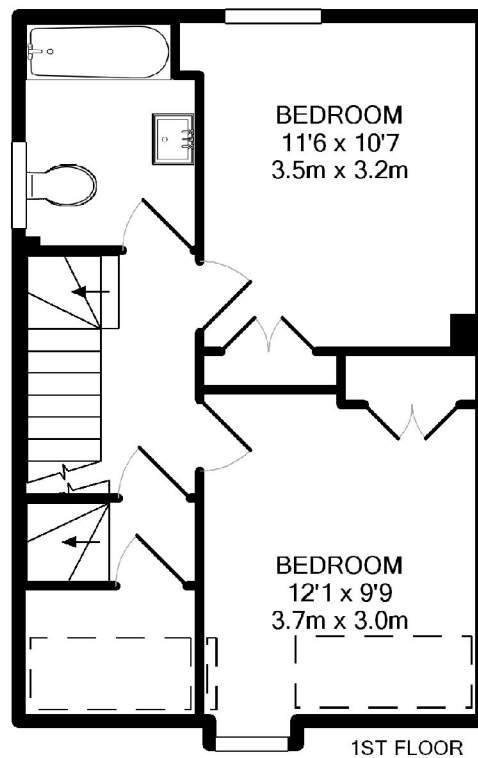
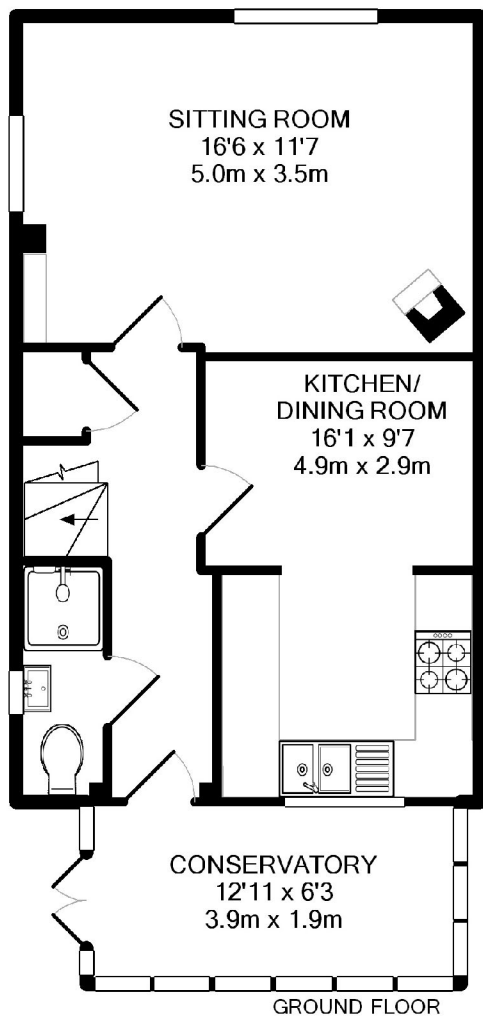
The enclosed garden wraps around the cottage and is laid predominantly to lawn with flower and shrub beds and mature trees. A cart lodge provides parking together with off road parking space.

- Delightful Edge of Village Cottage
- Sitting Room with Log Burning Stove
- Conservatory
- Kitchen/Dining Room
- Shower Room and Family Bathroom
- Two Double Bedrooms
- Second Floor Double Bedroom
- Enclosed Wrap Around Garden
- Cart Lodge and Off Road Parking









TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1019.3SQ.FT. (94.7SQ.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

Energy Performance Certificate



1 Russeting Cottages, Albion Road, Marden, TONBRIDGE, TN12 9ED

Dwelling type: Semi-detached house Reference number: 8403-3275-5029-3227-6233
 Date of assessment: 23 February 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 February 2017 Total floor area: 101 m²

Use this document to:

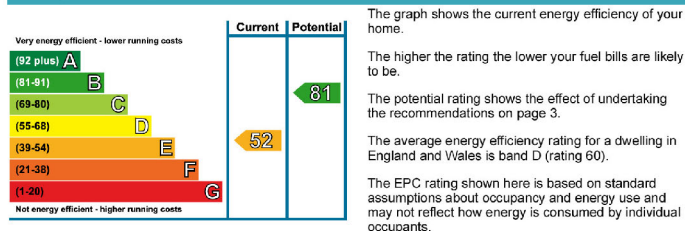
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,858
Over 3 years you could save	£ 1,695

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 192 over 3 years	
Heating	£ 3,267 over 3 years	£ 1,755 over 3 years	
Hot Water	£ 318 over 3 years	£ 216 over 3 years	
Totals	£ 3,858	£ 2,163	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 Room-in-roof insulation	£1,500 - £2,700	£ 660	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 756	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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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