

MARDEN

KENT



Mountfield Place Marden, Kent TN12 9ET

This delightful detached property is set in a private road of just three executive properties within a short walk from Marden mainline station.

The accommodation downstairs comprises a spacious sitting room with fireplace, dining room, modern fully fitted kitchen/breakfast room, separate utility room and a cloakroom.

Upstairs there is a master bedroom with ensuite, three further double bedrooms and a family bathroom.

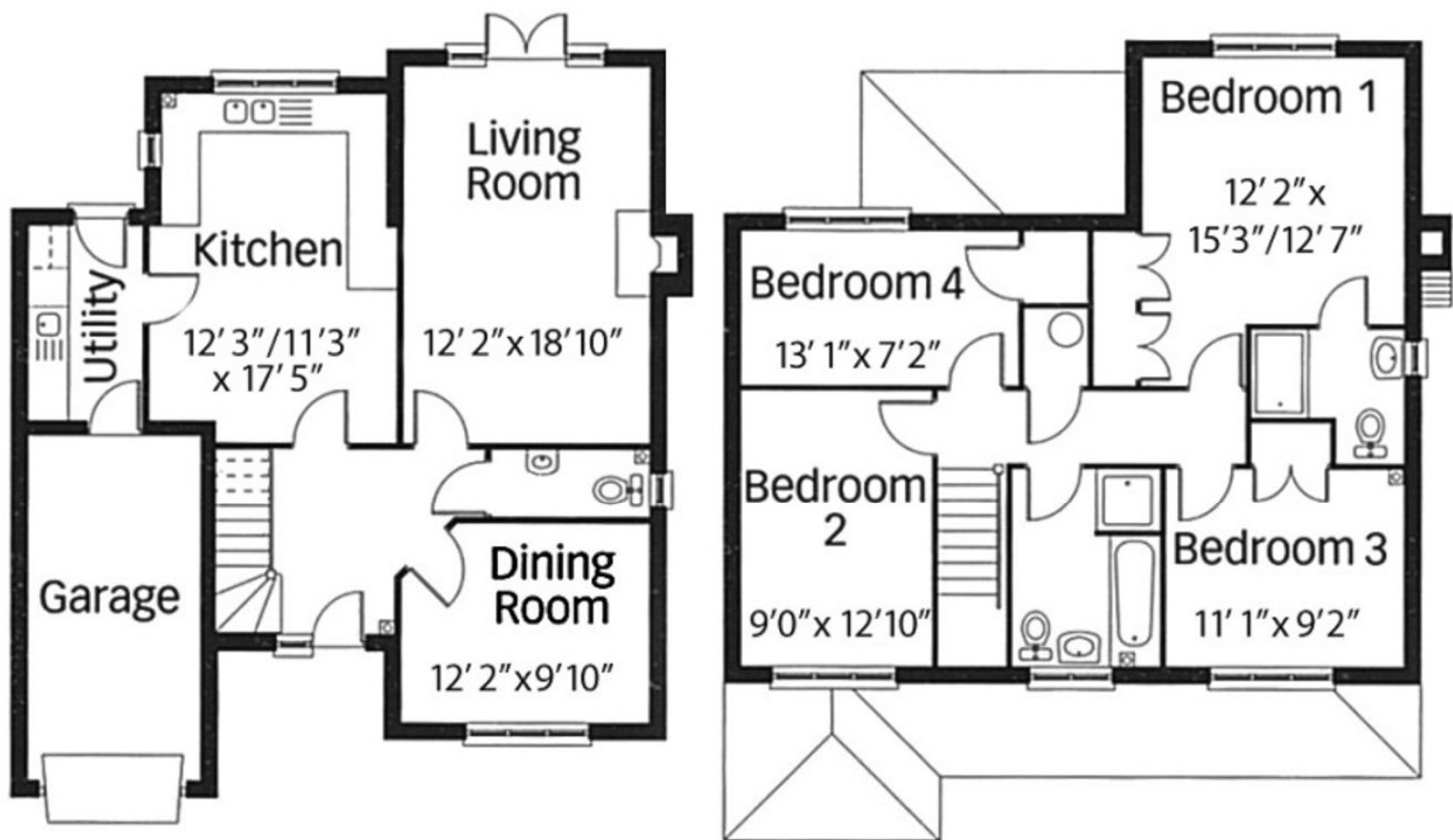
Outside the property benefits from a garage and a private enclosed garden.

- Detached Family Home
- Sitting Room with Fireplace
- Dining Room
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Enclosed Garden
- Integral Garage
- Close to Village Amenities
- Walk to Mainline Station









TOTAL APPROXIMATE SQ.FT. 1571.5SQ.FT. (146SQ.M) (source - reference to the epc)

(not to scale - for layout purposes only)

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

Vendor's own floor plan

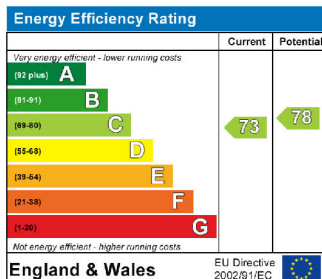
Energy Performance Certificate



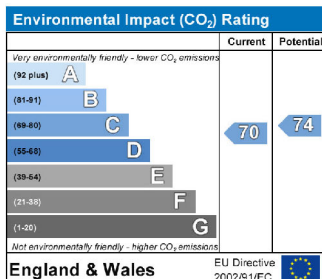
Mountfield House, Howland Road
Marden, TONBRIDGE
TN12 9ET

Dwelling type: Detached house
Date of assessment: 09 February 2009
Date of certificate: 09 February 2009
Reference number: 0318-4051-6242-6471-6084
Total floor area: 146 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	175 kWh/m ² per year	149 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.6 tonnes per year
Lighting	£140 per year	£70 per year
Heating	£435 per year	£412 per year
Hot water	£137 per year	£119 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



SERVICES

Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band G

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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