

MARDEN

KENT



Goudhurst Road Marden, Kent TN12 9JQ

Recently renovated and extended to provide a deceptively spacious family home behind a charming Edwardian façade, the cottage sits in delightful well-stocked mature gardens. Conveniently located within the popular village of Marden the cottage is within walking distance of the Mainline Station and village amenities.

Well presented throughout, the accommodation consists of an entrance hall, a sitting room with square bay window and log burning stove, a stunning kitchen/dining/family room with doors opening to the terrace, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. A fourth double aspect bedroom is situated on the second floor.

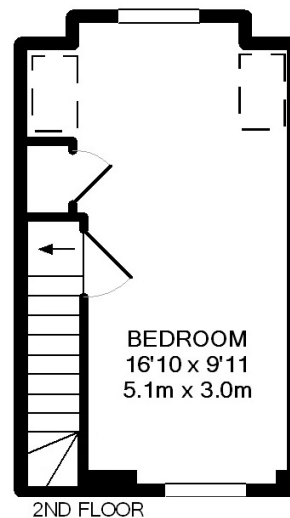
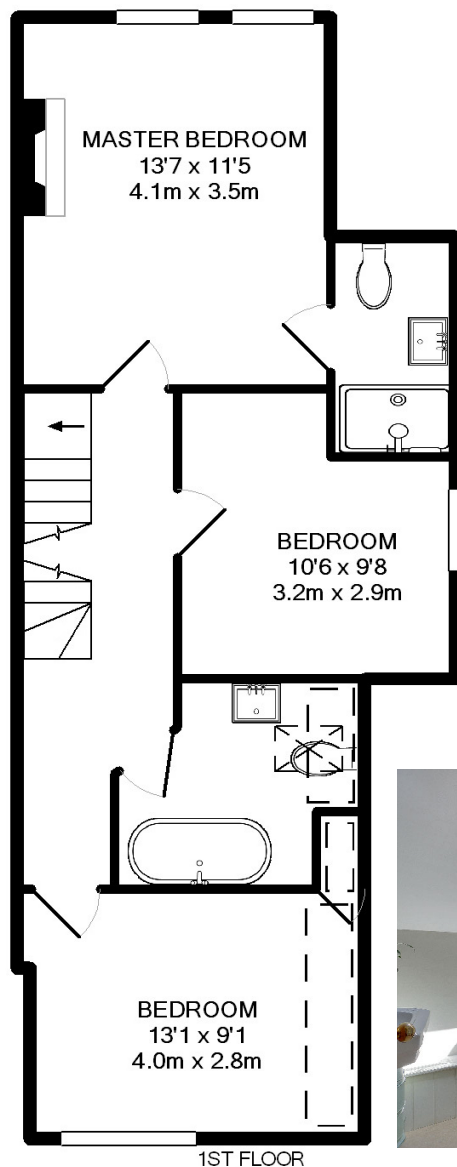
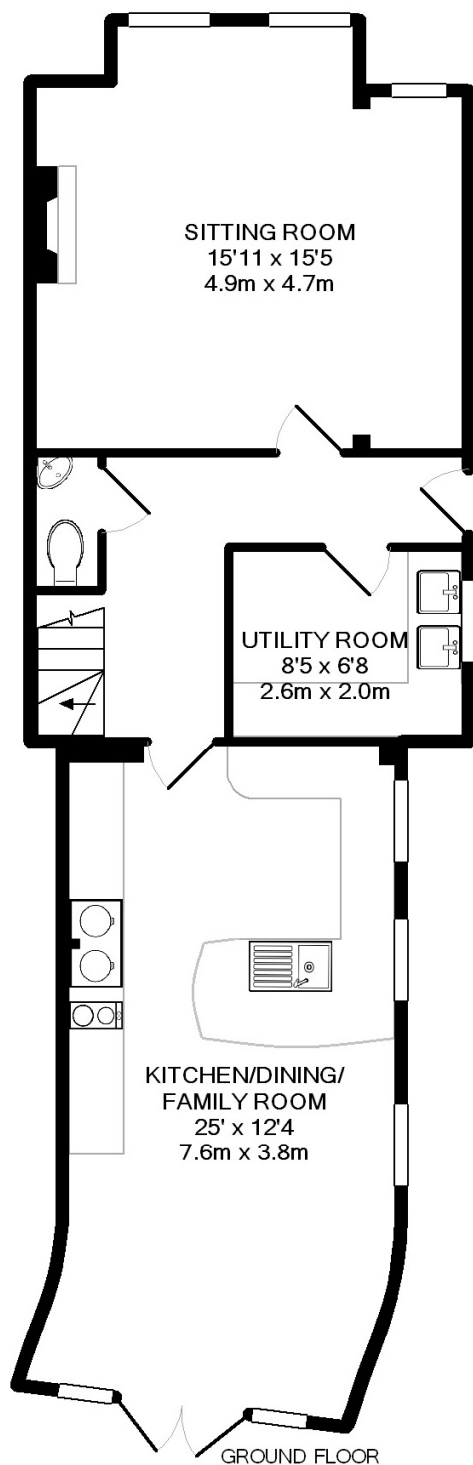
Outside a driveway provides off road parking. The delightful garden to the rear has been created to offer textured areas from lawn to terrace, flower borders to a vegetable garden and includes a garden store and greenhouse.

- Attractive Edwardian Cottage
- Sitting Room with Log Burning Stove
- Stunning Kitchen/Dining/Family Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Further Bedrooms, Bathroom
- Delightful Mature Garden, Garden Store
- Off Road Parking
- Walking Distance to Mainline Station









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1245.4SQ.FT. (115.7SQ.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

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Energy Performance Certificate



1, Nina Villas, Goudhurst Road, Marden, TONBRIDGE, TN12 9JQ

Dwelling type: Semi-detached house
Date of assessment: 18 July 2018
Date of certificate: 18 July 2018
Reference number: 0544-2858-6138-9698-4971
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 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: £ 2,343

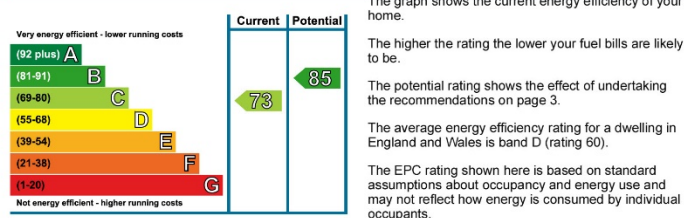
Over 3 years you could save £ 393

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 1,725 over 3 years	£ 1,464 over 3 years	
Hot Water	£ 381 over 3 years	£ 249 over 3 years	
Totals	£ 2,343	£ 1,950	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 180
2 Floor insulation (suspended floor)	£800 - £1,200	£ 87
3 Solar water heating	£4,000 - £6,000	£ 129

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.

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SERVICES

Mains electricity, gas, water and drainage.

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.

H&H
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