



## Tippen Way

Marden TN12 9FB

Guide Price £475,000



COUNTRY HOMES

## Marden TN12 9FB

Immaculately presented, modern detached home nestled in a small enclave of homes in the popular village of Marden.

Thoughtfully designed, this lovely home offers a large open plan kitchen/diner, downstairs cloakroom and generous size sitting room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The first floor has three well-proportioned bedrooms making it ideal for families or those seeking extra space. The property boasts two bathrooms, 1 being en-suite, ensuring convenience and practicality for all residents.

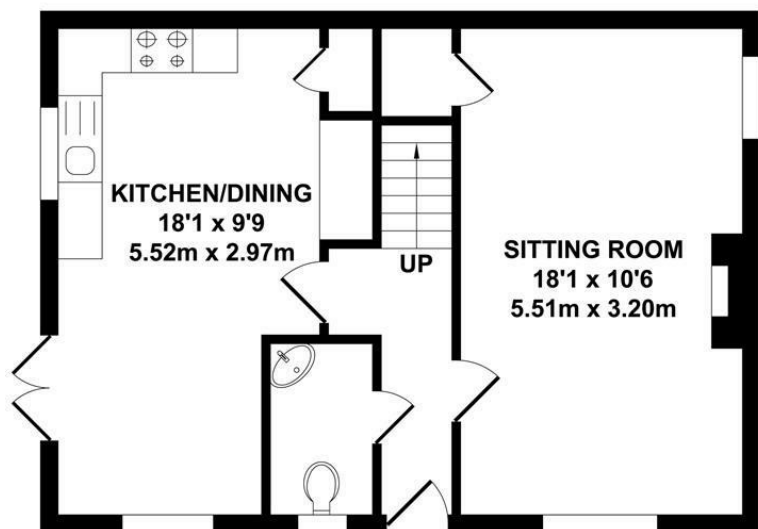
One of the standout features of this home is the ample parking space, comprising a garage plus driveway, a rare find in many residential areas. This added convenience is sure to appeal to those with multiple cars or visiting guests.

Located in a peaceful neighbourhood, this property is well-positioned to take advantage of local amenities, schools, and transport links. (the mainline station offers commuter services to London Charing Cross and Cannon Street), making it an excellent choice for both families and professionals alike. The modern design and layout of the house create a welcoming atmosphere, making it easy to envision yourself living here. If you are looking for a modern, spacious home in a desirable location, this detached house on Tippen Way is certainly worth considering.

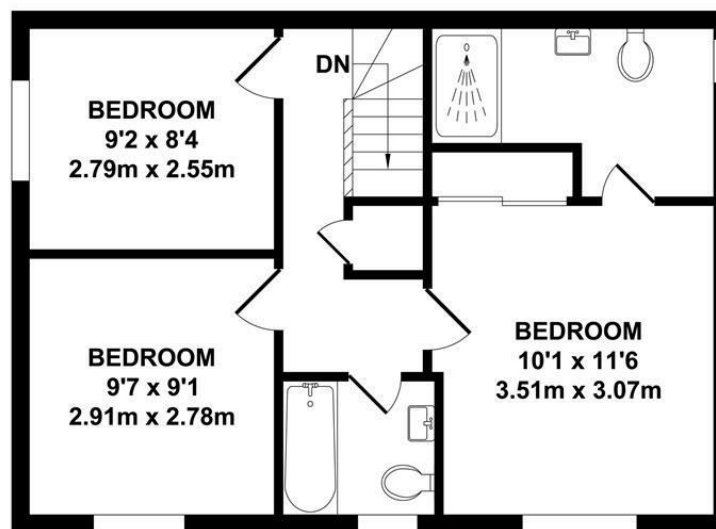
Call now to arrange your viewing.

- Immaculately presented 3 bed detached
- Open plan kitchen/diner
- Large sitting room
- Downstairs cloakroom
- Family bathroom plus en-suite
- Well maintained garden
- Garage plus parking spaces
- Local amenities close by
- Close to Marden Mainline Train Station
- Early viewing highly encouraged

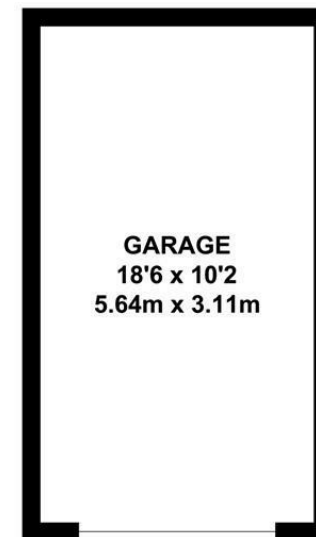




GROUND FLOOR  
APPROX. FLOOR AREA  
462 SQ.FT.  
( 42.89 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
462 SQ.FT.  
( 42.89 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
189 SQ.FT.  
( 17.54 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.32 SQ.M.)**

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B	86	88
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



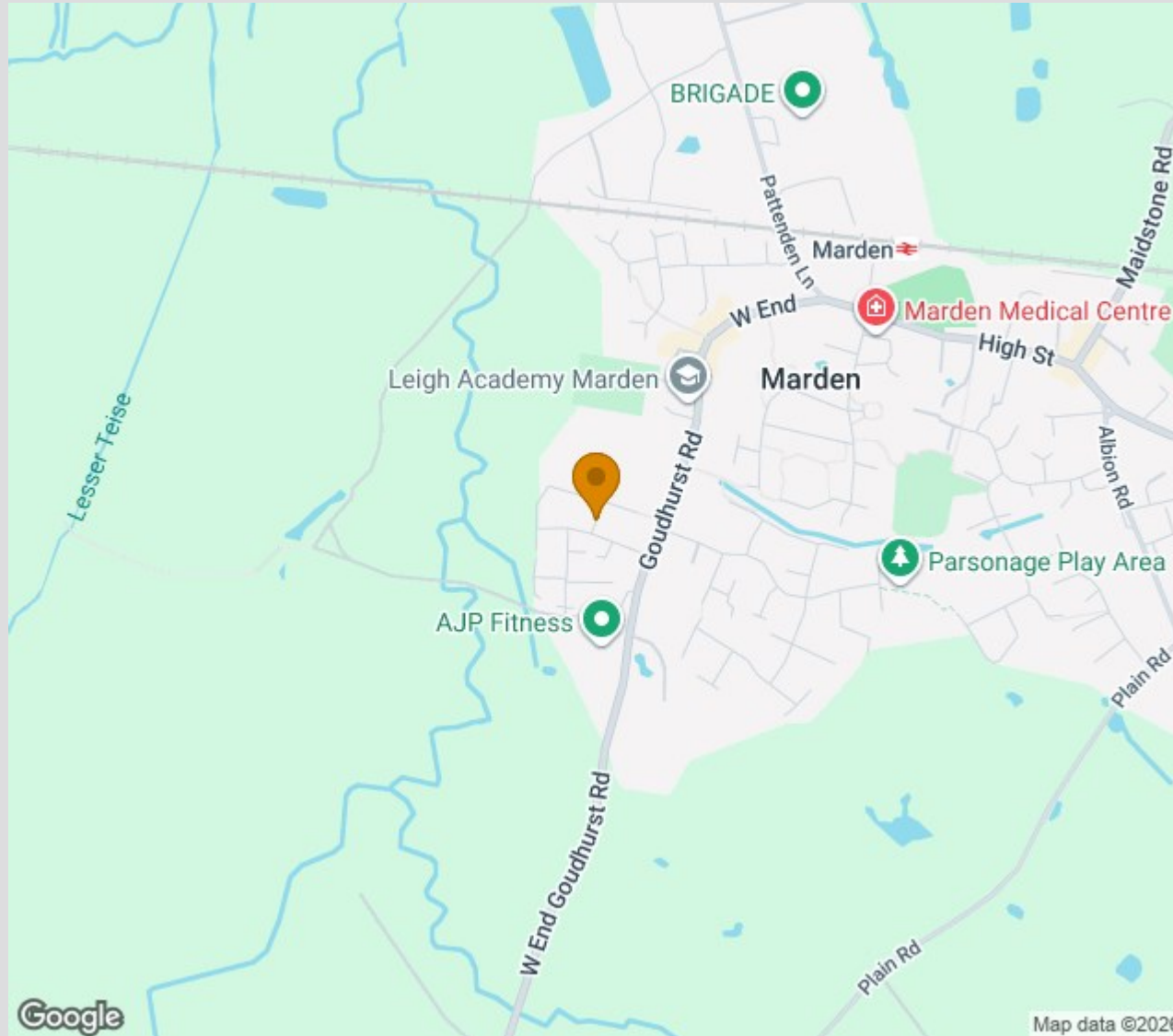


## Location Map

Tenure: Freehold

Council tax band: E

Charges PW  
Estate management £496PA



TO VIEW CONTACT:

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