



Phoenix Road

Marden TN12 9FR

Guide Price £650,000



COUNTRY HOMES



## Marden TN12 9FR

Situated on a quiet cul de sac on the edge of this desirable development, is this immaculately presented detached family home. Boasting generous living space and an upgraded finish, early viewing is highly encouraged.

Featuring a contemporary design and high-quality finishes throughout, the layout is thoughtfully crafted to maximise natural light, creating a warm and inviting atmosphere. The spacious living areas are perfect for family gatherings or hosting friends, while the well-appointed kitchen offers a delightful space for culinary creativity. There is also the added bonus of a separate utility area with door out to the side of the property and a downstairs cloakroom.

Upstairs are 4 well-appointed bedrooms, the master with modern en-suite shower room. Both the master and the second bedroom boast built-in wardrobes. There is also a contemporary family bathroom.

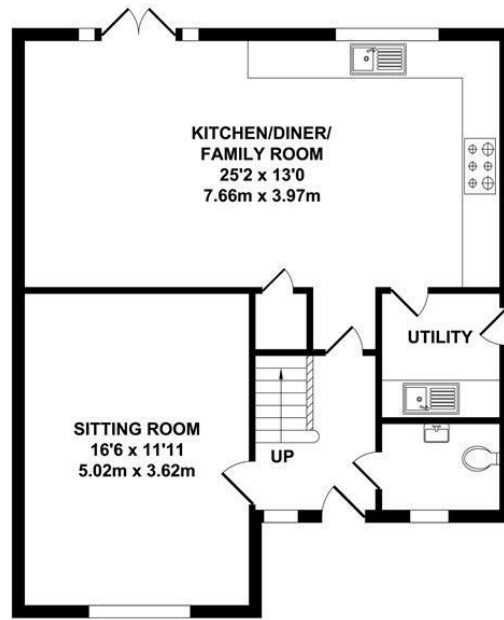
Externally, there is a small grassed area to the front, a large driveway and garage. At the rear of the property is a generous size garden with patio area and side access.

The property is situated in a peaceful neighbourhood, ideal for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Marden itself is a picturesque village, known for its friendly community and beautiful surroundings. Residents can enjoy nearby shops and schools, with a great commuter links into the Capital from Marden mainline station, making it an excellent choice for families and professionals alike.

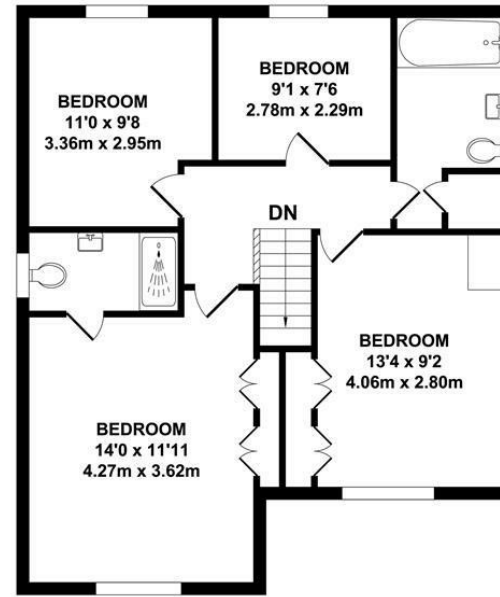
With its modern features and prime location, this detached house on Phoenix Road is a great buy, offering the perfect blend of comfort and convenience. Do not miss the chance to make this delightful house your own.

- SOLD BY KHP COUNTRY HOMES
- Sought-after location
- Immaculately presented
- Living room
- Generous size kitchen/diner
- Utility
- Master bedroom with en-suite
- Family bathroom
- Garage & driveway
- Early viewing highly encouraged

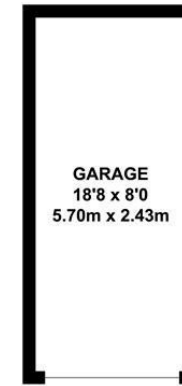




GROUND FLOOR  
APPROX. FLOOR AREA  
683 SQ.FT.  
(63.43 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
683 SQ.FT.  
(63.43 SQ.M.)

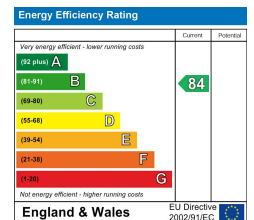


OUTBUILDING  
APPROX. FLOOR AREA  
149 SQ.FT.  
(13.85 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.71 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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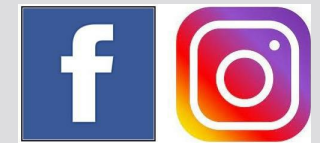
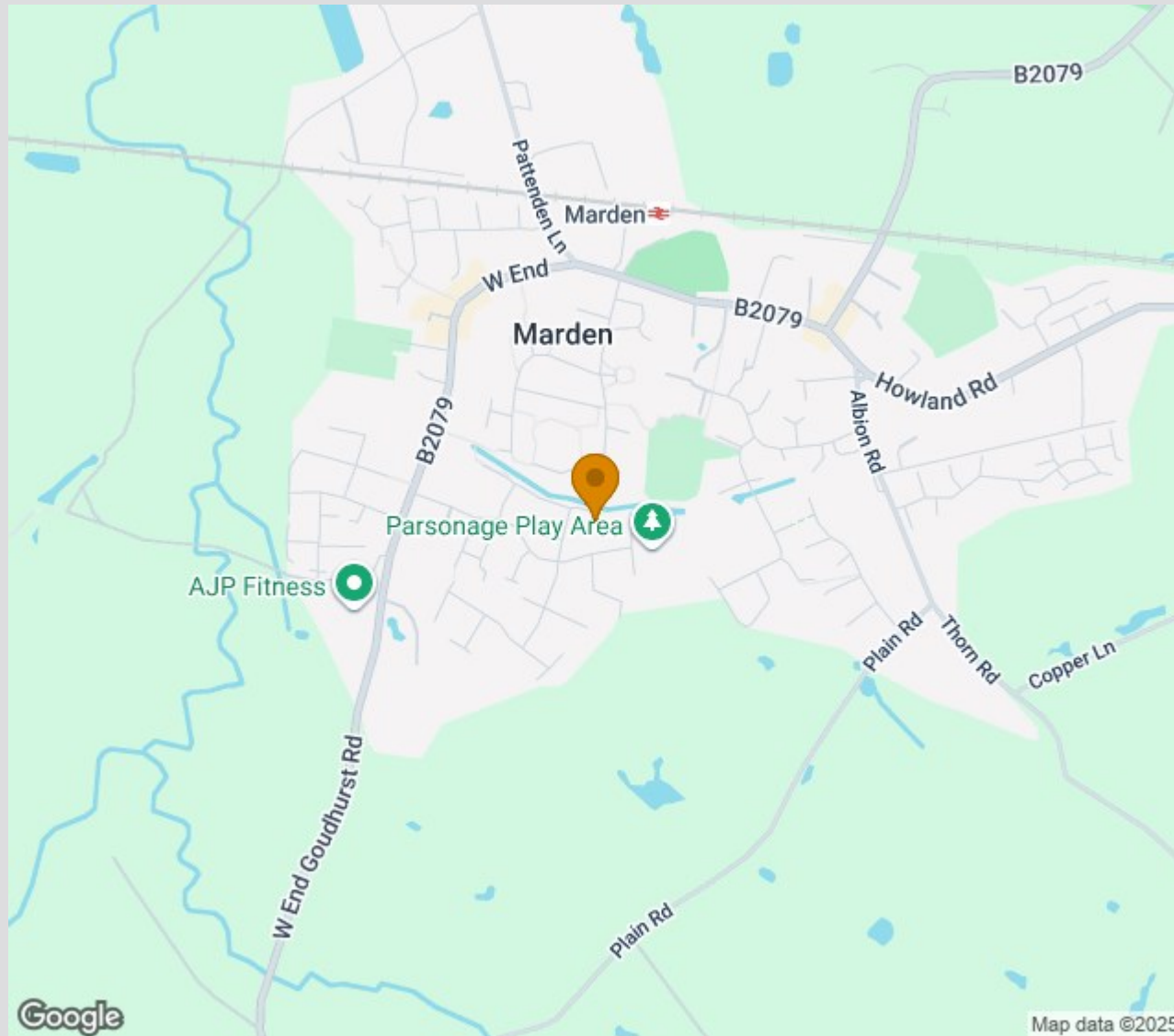


## Location Map

Tenure: Freehold

Council tax band: F

Charges PW  
Estate management £374 pa  
(approx).



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**TO VIEW CONTACT:**

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**rightmove** 