



**Rookery Court**  
Marden TN12 9AZ  
Guide Price £400,000



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**COUNTRY HOMES**

## Marden TN12 9AZ

EXCLUSIVE THREE BEDROOM HOUSE SET IN A PURPOSE BUILT OVER 60'S LUXURY GATED DEVELOPMENT IN MARDEN. OFFERED FOR SALE CHAIN FREE AND WITH OWN GARDEN & GARAGE.

This well presented home is set in a private and gated over 60's development with an onsite caretaker. The grounds are manicured with a variety of lawns, shrubs and bushes and vegetable plots for residents to enjoy. There is plenty of visitor parking available and an excellent one bedroom self contained apartment for overnight guests.

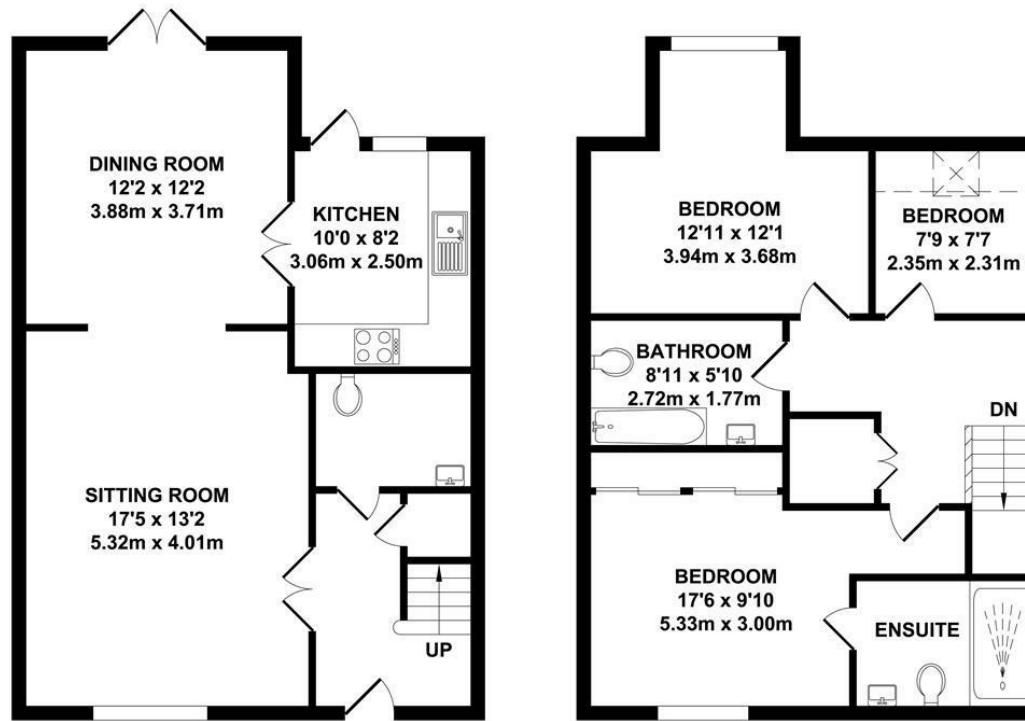
As you can see from the floor plan, there is a spacious sitting room and dining room with double doors leading out onto the private rear garden. The kitchen, complete with integrated appliances also provides access onto the garden as well. Upstairs are three bedrooms, two of which are doubles, there is a family bathroom and also an en-suite shower room to the master bedroom.

The property also benefits from a good sized garage with easy access and electric door.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street.

- Three bedroom house
- Chain free
- Exclusive retirement development
- Quiet location
- Living room
- Dining room
- Kitchen
- Private garden
- Garage
- Gated entrance





GROUND FLOOR  
APPROX. FLOOR AREA  
592 SQ.FT.  
(54.98 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
562 SQ.FT.  
(52.25 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.23 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			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(10-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	89
EU Directive 2002/91/EC			





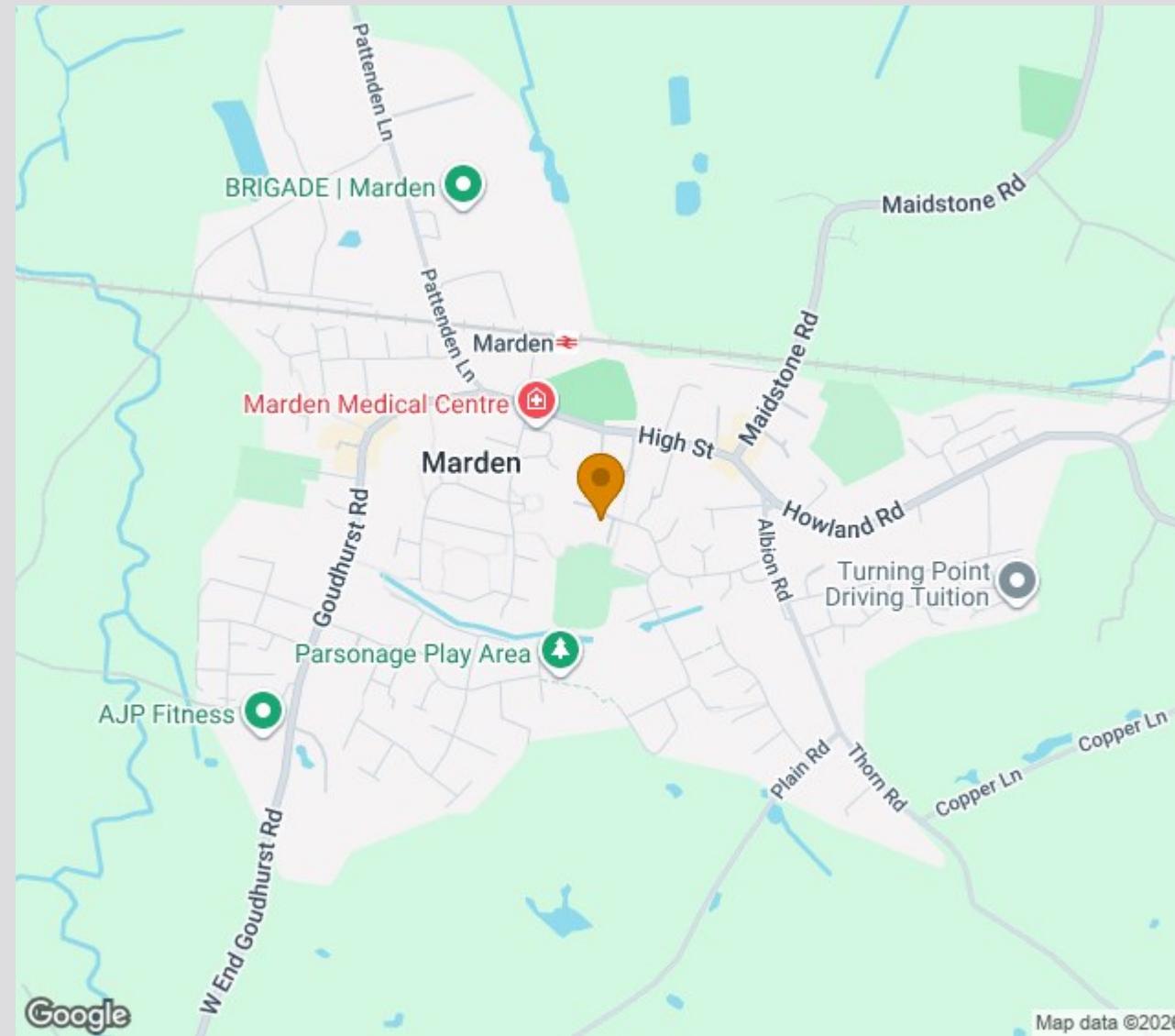
## Location Map

Tenure: Freehold

Council tax band: F

Estate management £3900  
Property is freehold  
The garage is held on a 999 year lease which commenced on 01/01/2013

**AML PW**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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