



Spenny Lane
Marden TN12 9PR
Guide Price £365,000

KHP
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COUNTRY HOMES

Marden TN12 9PR

SOUGHT AFTER RURAL LOCATION WITH COUNTRY VIEWS.

Situated in a semi rural position on the outskirts of the ever popular village of Collier Street is this immaculately presented period semi detached property. Extensively well maintained by the current owners, this family home perfectly fuses period features with the needs of modern family life. As you can see from the floorplan the property is versatile and quaint with accommodation set over three floors.

Attention to detail is apparent as soon as you walk into this lovely home and starts with a practical entrance porch giving you space to take shoes and coats off on those wet rainy days. This takes away that compromise you find with similar style homes where you walk straight into the main reception. This continues with a good size reception that has a stunning stove with surround and brick hearth, making this a stunning feature of the room and home. The kitchen is modern with a full range of white gloss base and wall units. This is open plan to the conservatory giving you a great space for dining where you can enjoy views over the garden all year round. To the first floor is a good size double bedroom to the front and a well presented family bathroom. To the second floor is another double bedroom with views across the fields and good storage into the eaves of the room.

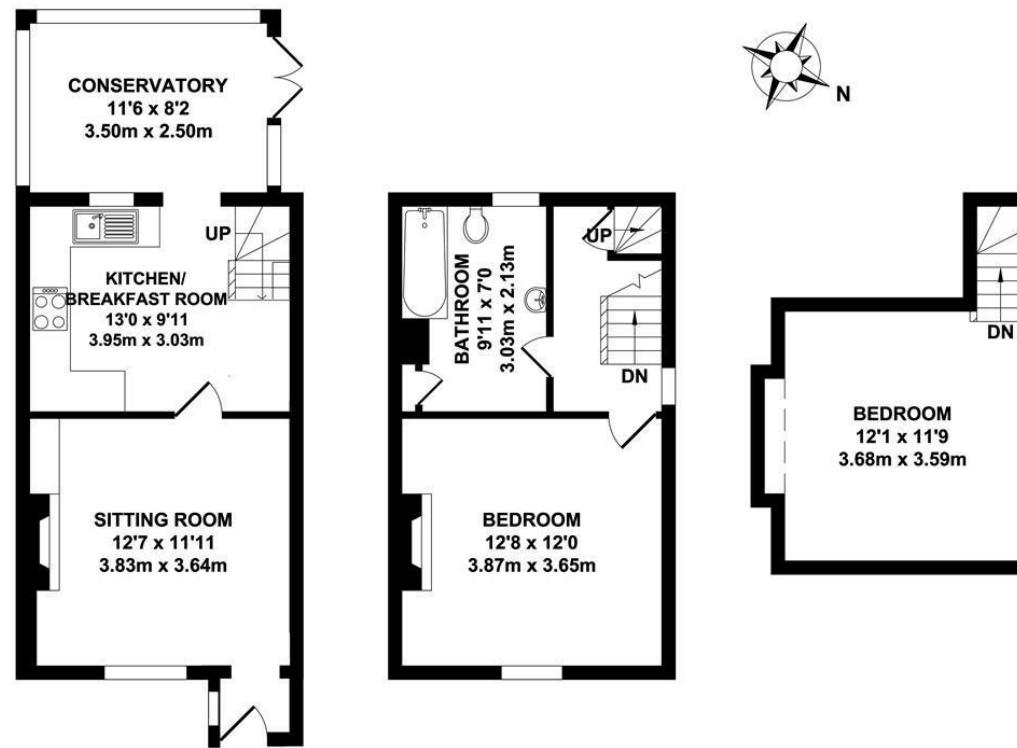
Outside just like the house the garden is well maintained and benefits from a large patio that runs to the rear and side of the property that leads to the side gate. The lawn leads to the rear of the garden where you will find a small shed and gravelled area. The aspect of the garden is very private and is not overlooked. To front is a great size drive with ample parking.

Only a short drive from Paddock Wood where a main line station can be found with links to London Charing Cross and London bridge.

With simply too many individual features to list viewing is highly encouraged to fully appreciate this fine example of a character property

- Sought after rural location with country views
- Only a short drive to Paddock Wood station & amenities
- Stunning semi detached cottage
- Reception with stove
- Modern fitted kitchen
- Bathroom
- Two double bedrooms
- Private aspect garden
- Off street parking
- Viewing recommended





GROUND FLOOR
APPROX. FLOOR AREA
297 SQ. FT.
(27.60 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
286 SQ. FT.
(26.60 SQ. M)

SECOND FLOOR
APPROX. FLOOR AREA
160 SQ. FT.
(14.80 SQ. M)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.10 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 misstatement. 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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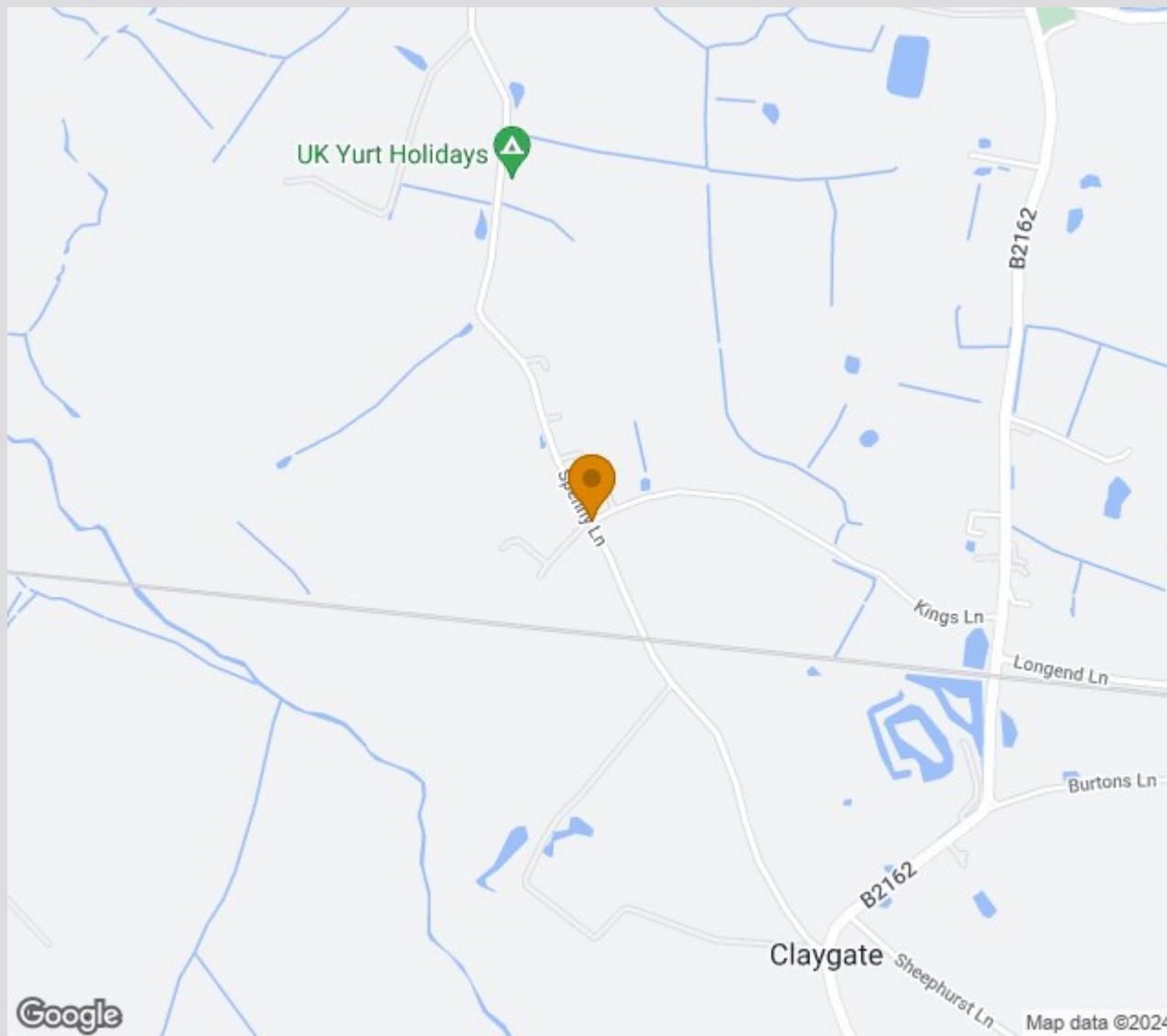
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	48
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales





Location Map



Zoopla.co.uk
Smarter property search

TO VIEW CONTACT:
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