

EST 1900

**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE



2 BUMPERS HALL COTTAGES

MAIDSTONE ROAD | MARDEN

A fantastic opportunity to purchase a deceptively spacious two double bedroom semi-detached country cottage on the outskirts of Marden in need of updating throughout with the potential to develop further subject to the necessary permissions

Guide Price £275,000

FREEHOLD



2 BUMPERS HALL COTTAGES

MAIDSTONE ROAD | MARDEN | TN12 9AG

A fantastic opportunity to purchase a two double bedroom semi-detached country cottage on the outskirts of Marden. The property is in need of updating throughout and is deceptively spacious with two reception rooms, a downstairs shower room and kitchen with a conservatory. On the first floor is a double bedroom and a family bathroom with stairs to a second floor attic double bedroom. The cottage offers the potential to develop further subject to the necessary permissions or simply modernise the current layout to suit to individual needs. Offered to the market with no forward chain.

- **Two double bedroom semi-detached country cottage on the outskirts of Marden**
- **In need of updating throughout and is deceptively spacious**
- **Front and rear gardens with far reaching countryside views to the front**
- **Potential to develop further subject to the necessary permissions**
- **Driveway providing ample off road parking and a car port**
- **NO FORWARD CHAIN**

Maidstone approx. 6 miles distance | Marden Mainline Railway Station approx. 0.7 miles distance

DIRECTIONS

From the centre of Marden proceed north on the B2079 Maidstone Road. Continue over the railway bridge and shortly after the road will take a sharp right. Continue round the bend and the road will straighten up with the property located after a short distance on the right hand side identified by our For Sale board.



THE PROPERTY

The front door opens into an entrance hall with doors to the dining room, sitting room and shower room. The shower room has a white suite comprising; pedestal wash hand basin, low level wc with wooden seat and large shower cubicle with a high level window to the side. The sitting room has a dual aspect to the side and rear with a free standing central wood burner. The dining room has a front aspect with an open doorway and serving arch to the kitchen. There is a central feature fireplace with two built in cupboards to the sides, one of which houses the fuse box and electricity meters. The kitchen has a window and door to the conservatory with a dividing partition and stairs to the first floor landing. There is space and plumbing for white goods with an electric cooker point. The conservatory enjoys a sunny aspect with views over the garden. On the first floor is a double bedroom and family bathroom with stairs to the second floor. The bedroom enjoys far reaching countryside views to the front with a built in double cupboard housing the hot water cylinder. The bathroom has a rear aspect with a white suite comprising; pedestal wash hand basin, low level wc and panelled bath with a mixer tap and gravity fed shower attachment. The attic bedroom has a side aspect again enjoying the countryside views. There are eaves storage cupboards.

GARDENS & GROUNDS

To the front of the property is a large driveway providing ample off road parking with a side car port. There is a white picket fence to the road boundary with a small planting border behind. A gate leads into the rear garden which is mainly laid to lawn and screened to the boundary by mature hedging and shrubs. There are two garden sheds and a green house with a path to the conservatory door. The garden enjoys an open southerly aspect.

GENERAL

Tenure: Freehold

Services: Oil fired central heating with mains electricity and water supply connected but not tested. Drainage services to be confirmed

Local authority: Maidstone Borough Council

Council tax: Band E

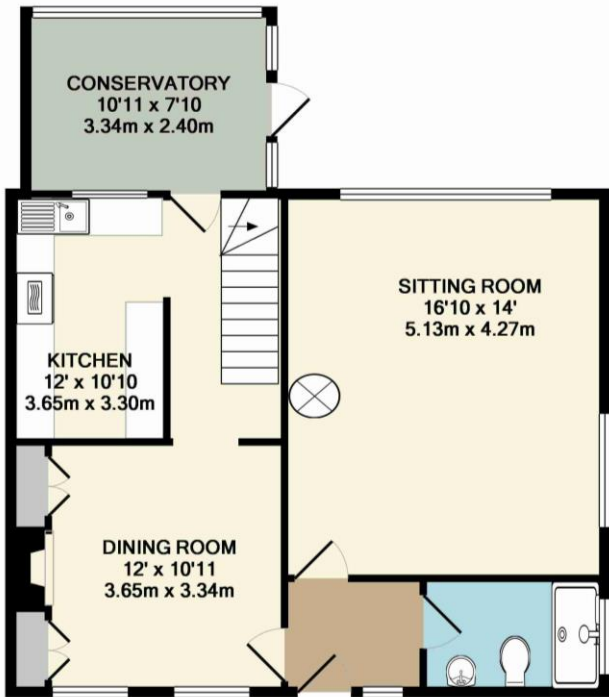
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VIEWING

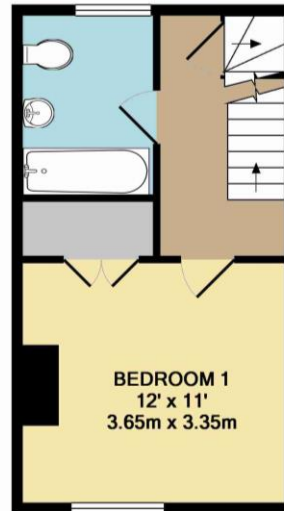
Strictly by appointment with the agents.
Paddock Wood Office: 01892 832325

FLOOR PLANS

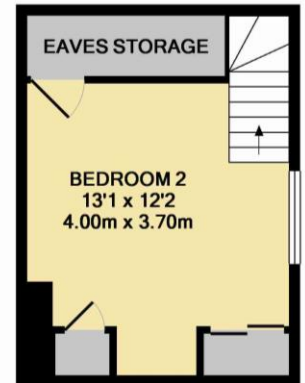
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
 APPROX. FLOOR
 AREA 653 SQ.FT.
 (60.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 254 SQ.FT.
 (23.6 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 188 SQ.FT.
 (17.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.7 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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Offices in Kent and East Sussex:

Paddock Wood 01892 832 325
 77 Commercial Road,
 Paddock Wood, Kent TN12 6DS

Mayfield 01435 873 999
 The Estate Office, High Street,
 Mayfield, E. Sussex TN20 6AE

Cranbrook 01580 712 888
 Weald Office, 39 High Street,
 Cranbrook, Kent TN17 3DN



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