



40 Chantry Road, Tonbridge, TN12 9HU

Price Guide £300,000  
EPC RATING:

Chantry Road, Tonbridge, TN12  
Approximate Area = 1087 sq ft / 101 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1285202

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Located in this quiet residential turning, within close walking distance of the centre of the village is this well presented, semi-detached family home. Offering three bedrooms with a modern three piece family bathroom, dual aspect lounge and bright and airy fitted kitchen/breakfast room with bespoke fitted seating, the property also benefits from off street parking beside and 55ft rear garden, mainly laid to lawn with timber decking and paved path leading to the timber shed to the rear. The property also offers a fully fitted attic, accessible via fitted loft ladder, with two roof light windows to rear, a very useful additional space.

The popular village of Marden has a mainline railway station only a short stroll away, with regular services into London Bridge & London Charing Cross Stations with the village itself offering a good variety of community activities and sporting facilities as well as a range of independent shops, pubs and cafes, Post Office and petrol station. It has a well-regarded Primary School, and its medical centre has been rated as outstanding by the CQC. The County Town of Maidstone is within easy reach by car, with its wide range of shopping, leisure and transport facilities.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band C**  
**EPC Report**



• GUIDE PRICE £300,000 - £315,000 • Well Presented Family Home • Three Bedrooms • Dual Aspect Lounge • Modern Fitted Kitchen/Breakfast Room • Off Street Parking • Attic with Roof Light Windows • 55ft Rear Garden • Village Cul De Sac Location • Close to Mainline Train Station

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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