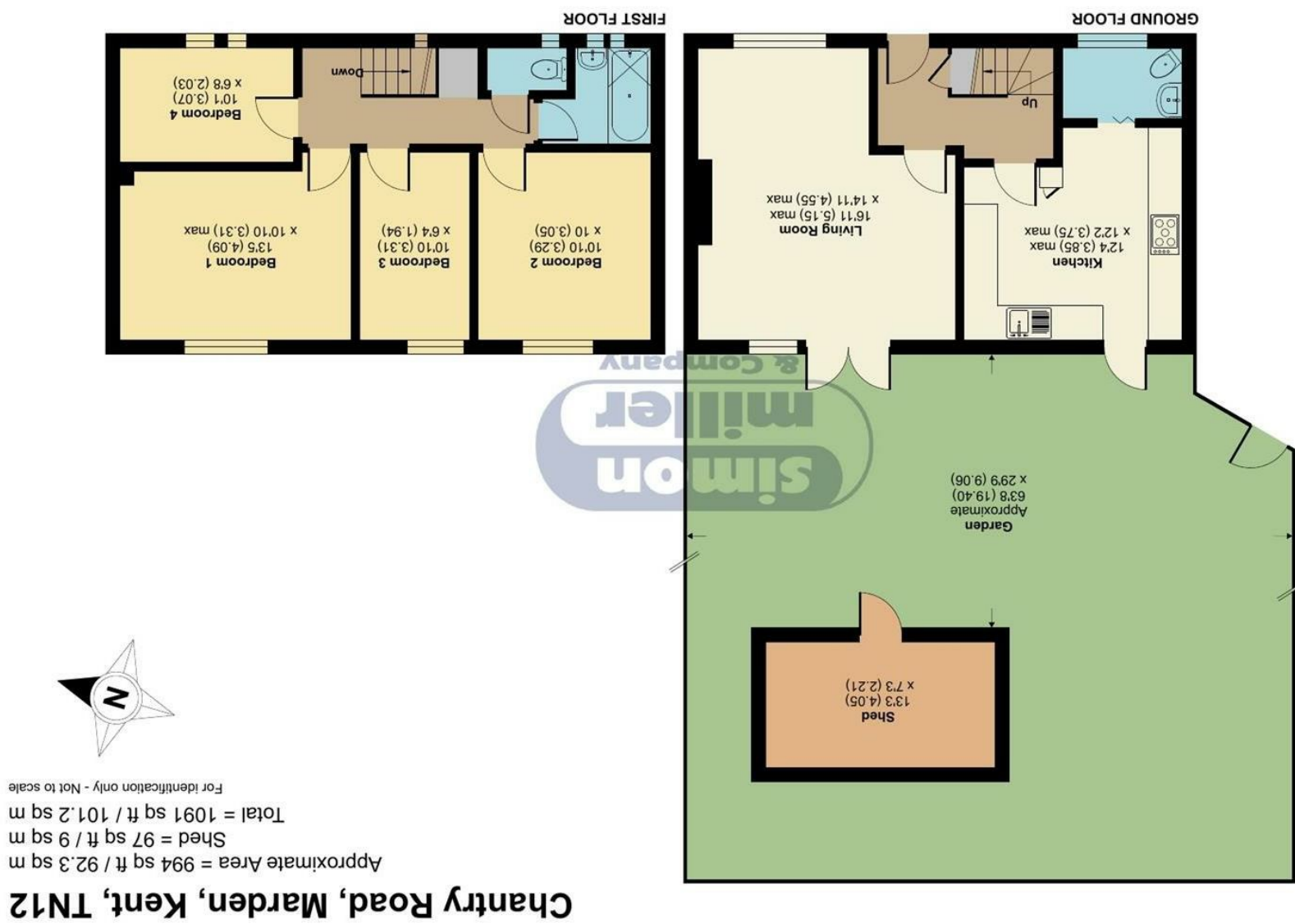


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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26 Chantry Road, Marden, TN12 9HT

Price Guide £300,000  
EPC RATING: E



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Located in this quiet residential turning, within close walking distance of the centre of the village is this deceptive, terraced family home. Offering four first floor bedrooms and family bathroom, downstairs there is a dual aspect lounge/dining room with patio doors to the rear garden, kitchen and downstairs cloakroom.

Outside, the property offers a driveway for two cars to the front and to the rear, a generous lawned garden approximately 63 x 29 ft with large timber storage shed.

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 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 E



- Four Bedroom Terraced Home • Lounge/Dining Room • Kitchen • Downstairs Cloakroom • Family Bathroom • Off Street Parking for Two Cars • Mature Rear Garden approx 63ft x 29ft • Close to the Village Centre and 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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