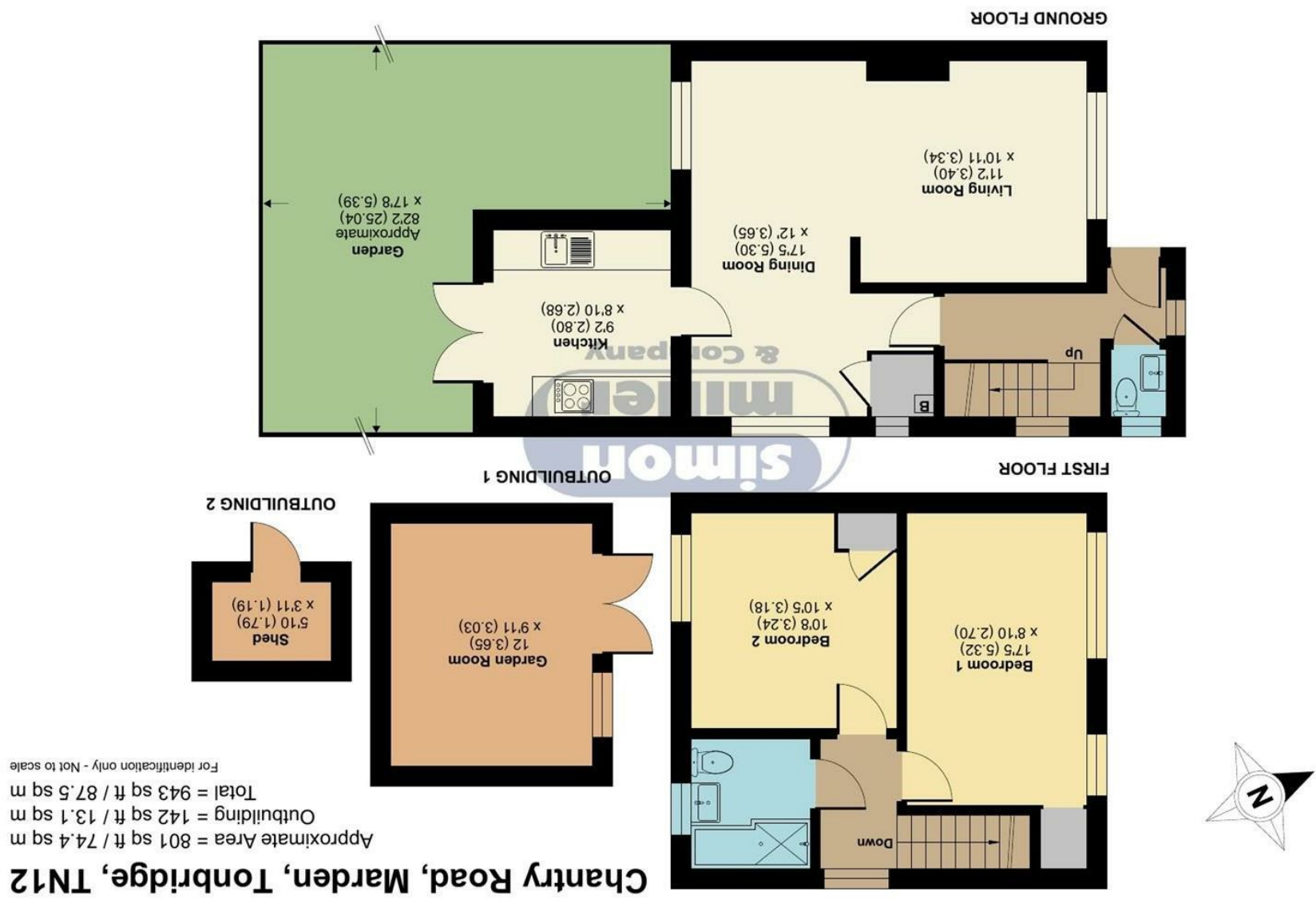


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2026. Produced for Simon Miller & Company. REF: 1495657



44 Chantry Road, Tonbridge, TN12 9HU

Price Guide £300,000
EPC RATING: D





Located in this quiet residential turning, within close walking distance of the centre of the village is this very well presented, extended, semi detached home. You enter the hallway from a covered front porch, with a ground floor cloakroom beside, with the hallway leading to the open plan lounge/dining room with feature wood burning stove and onto the bright and airy kitchen to the rear. Upstairs, there are two double bedrooms, served by a quality fitted three piece bathroom suite with shower over.

Outside, there is a block paved frontage, with gated side access path to the 80' southerly aspect rear gardens. Here you will find a paved patio leading onto the lawn, with mature flower and shrub beds and at the rear, a timber garden room, offering potential for use as an office or entertaining space, with further small timber shed to the rear.

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 wider range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



- Guide Price £300,000 -£320,000 • Very Well Presented Extended Semi Detached Home • Two Double Bedrooms • Open Plan Lounge/Dining Room • Bright and Airy Kitchen • Quality Family Bathroom and Downstairs Cloakroom • 80' South Facing Gardens with Garden Room • Quiet Village 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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