



For identification only - Not to scale  
 Approximate Area = 749 sq ft / 69.6 sq m  
 Garage = 251 sq ft / 23.3 sq m  
 Total = 1000 sq ft / 92.9 sq m

Stanley Road, Marden, Tonbridge, TN12

PREVIEW

Leanda Stanley Road, Tonbridge, TN12 9EL

Price Guide £375,000  
 EPC RATING: D





GUIDE PRICE £375,000 - £400,000

Offered chain free, this two bedroom semi detached bungalow is located in this popular road only a short stroll to the centre of the village. The lounge benefits from parquet flooring and triple glazed front windows with fitted shutters, with the front bedroom also offering triple glazed window with shutters. The 2nd bedroom to the rear houses the modern gas fired combination boiler, with the fully tiled bathroom beside. The kitchen/breakfast room, with its range of wall and base units, integrated washing machine, dishwasher and fitted range cooker leads to the conservatory beyond, with doors from here onto the garden. Outside, there is a block paved drive providing ample parking, leading to the detached double length garage with up and over door and a gate beside leading to the rear garden, with paved patio, lawn and mature shrub beds to the side and rear.

The popular village of Marden offers a range of independent shops, pubs and cafes, post office and petrol station with convenience store as well as a mainline station offering regular services into London Charing Cross. The County Town of Maidstone is within easy reach, with its greater range of shopping, leisure and transport facilities.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report D**



- GUIDE PRICE £375,000 - £400,000 • Semi Detached Bungalow • Quiet Residential Road • Two Bedrooms • Kitchen/Breakfast Room • Modern Gas Central Heating • Secluded Lawned Garden • Detached Double Length Garage • Ample Off Street Parking • Close to the Village Centre

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK