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## SPRING GROVE COTTAGES

MARDEN

An opportunity to purchase this character mid-terrace home with flexible accommodation set over three floors. The ground floor offers a living room with inset wood burner, kitchen/diner, a utility room, 3<sup>rd</sup> bedroom/study/playroom and a shower room. To the first floor a sizeable bedroom and family bathroom with the second floor providing the principal bedroom with vaulted ceilings. The driveway provides private off-road parking and to the rear is a large sunny 150ft garden with patio, summerhouse currently used as a home office.

Guide Price £375,000-£395,000

FREEHOLD





## 6 SPRING GROVE COTTAGES

GOUDHURST ROAD | MARDEN | TN12 9JU

- An extended three bedroom character mid-terrace cottage
- Well presented over three floors with a versatile layout with a shower room downstairs and family bathroom to the first floor
- Sitting room with an open fireplace with a wood burner inset
- 150ft rear garden with a patio terrace and summerhouse currently an outdoor office
- Walking distance to the high street amenities, school and the mainline railway station
- Driveway providing private off-road parking

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold.

### SERVICES & UTILITIES:

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

**BROADBAND:** Available as Standard, Superfast and Ultrafast broadband.

**MOBILE COVERAGE:** EE Likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council.

**COUNCIL TAX:** Band D. **EPC:** D (60).

**COVENANTS:** None known.

**FLOOD & EROSION RISK: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area.

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built, tile hung elevation under a tiled roof.



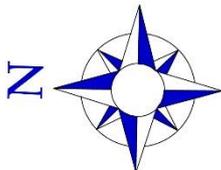
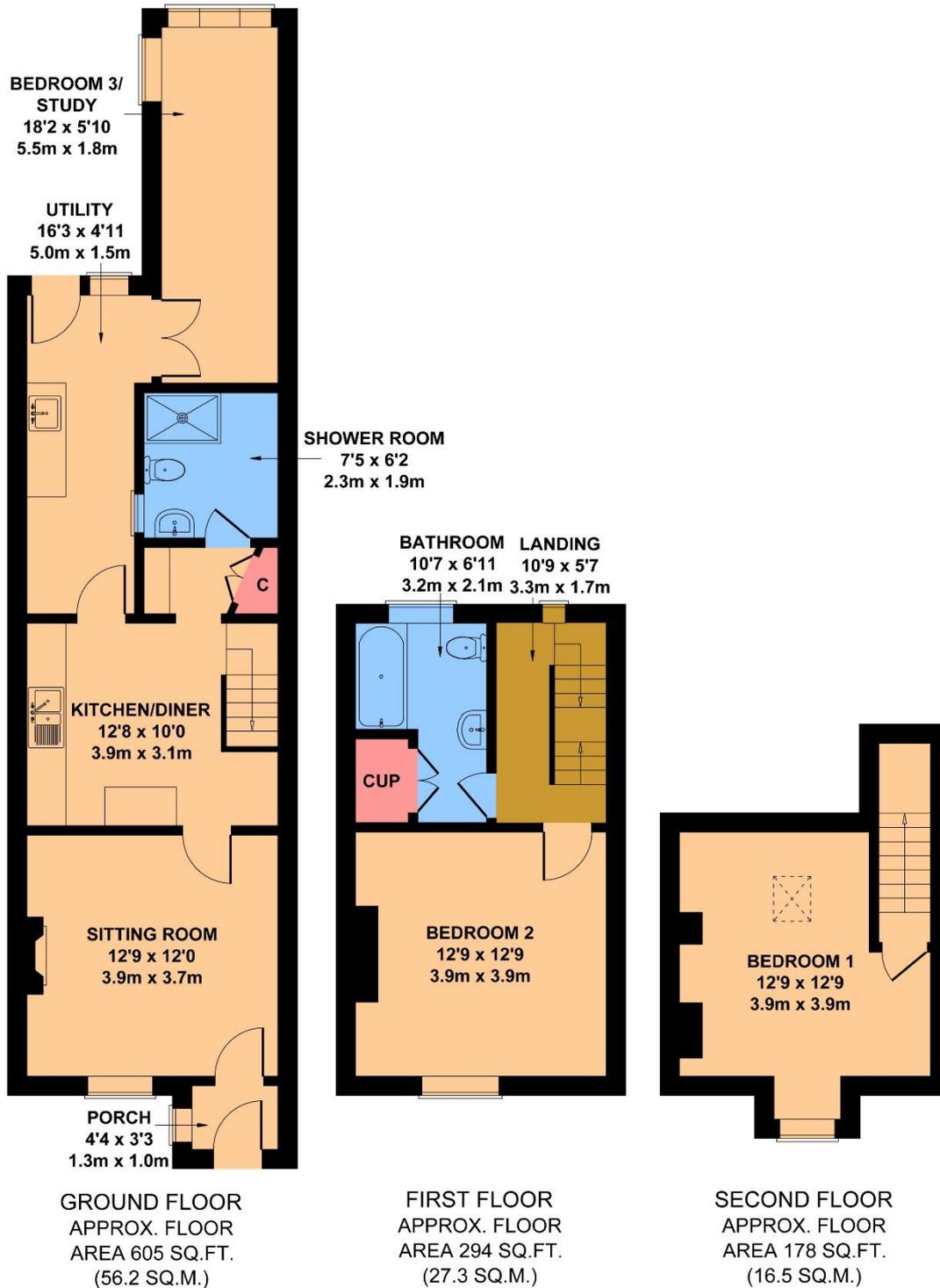
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2025  
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**OFFICES LOCATED AT:**

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

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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