



1, Forstal Cottages Green Lane, Marden, Tonbridge, TN12 9RA

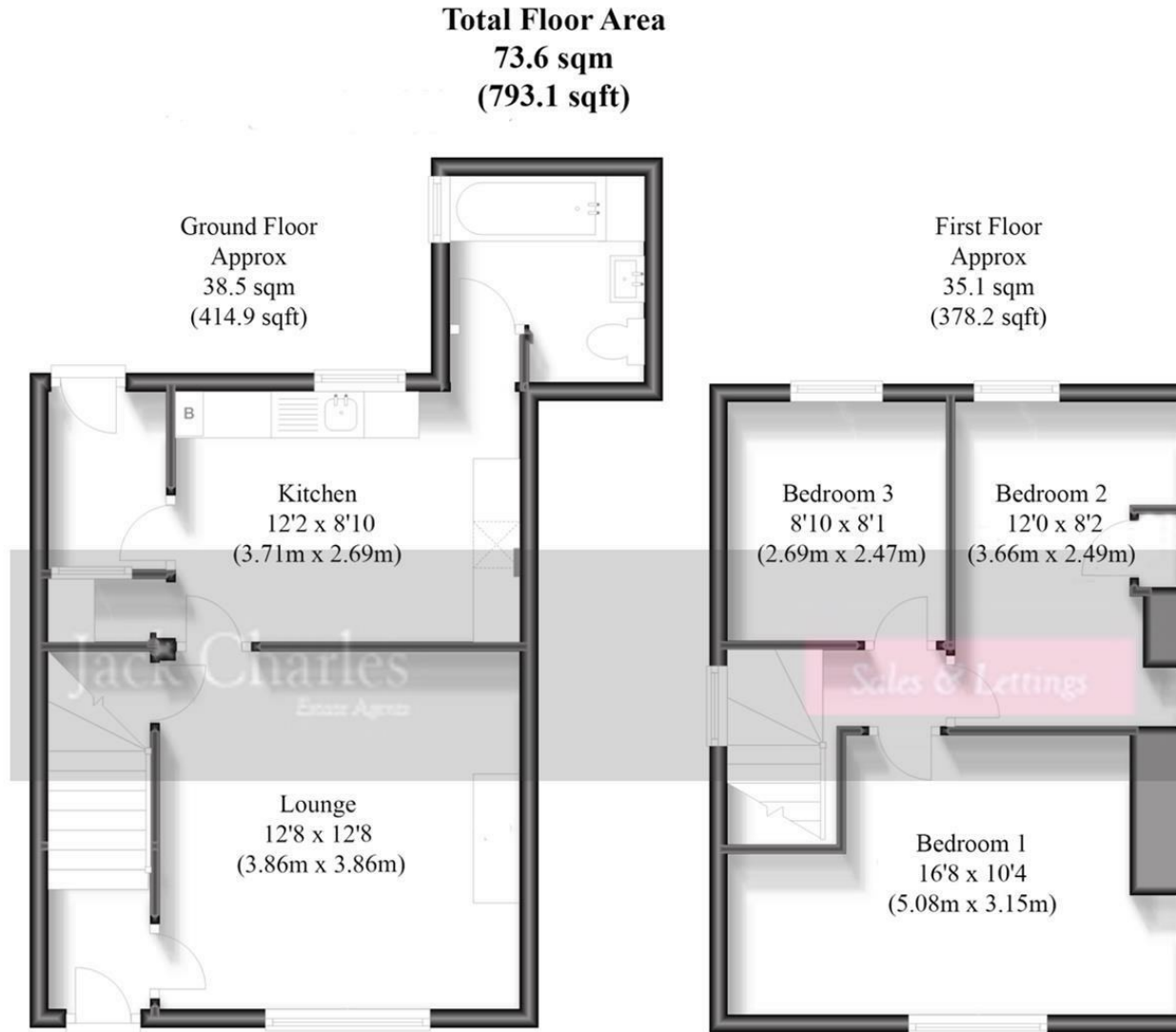
Asking price £350,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £350,000 - £375,000
- Large Garden
- Living Room
- Planning Permission Ref: 23/500/119/FULL
- Planning For Substantial Extension
- Requires Modernisation, No Forward Chain
- Kitchen
- Super Rural Location
- Three Bedrooms
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

Jack Charles had the pleasure of offering this wonderful opportunity to purchase a property that is situated in a lovely rural position. The property has the benefit of planning permission to extend creating a two story extension and a single story extension to the rear, as well as a loft conversion. Planning Reference 23/500/119/FULL

The property currently requires modernisation and upgrading and will make a super house once all the work has been carried out. There is also a very good sized plot with plenty of room to the side, front and rear.

There are currently three bedrooms, living room, kitchen and a ground floor bathroom. Outside to the front there is a low level wall and access to a hardstanding drive, there is plenty of scope to enlarge the driveway too. The gardens are lawned and extending to the side and rear, with a large shed at the rear of the garden.

Viewings are strongly recommend to appreciate the potential that the property offers and to avoid disappointment.

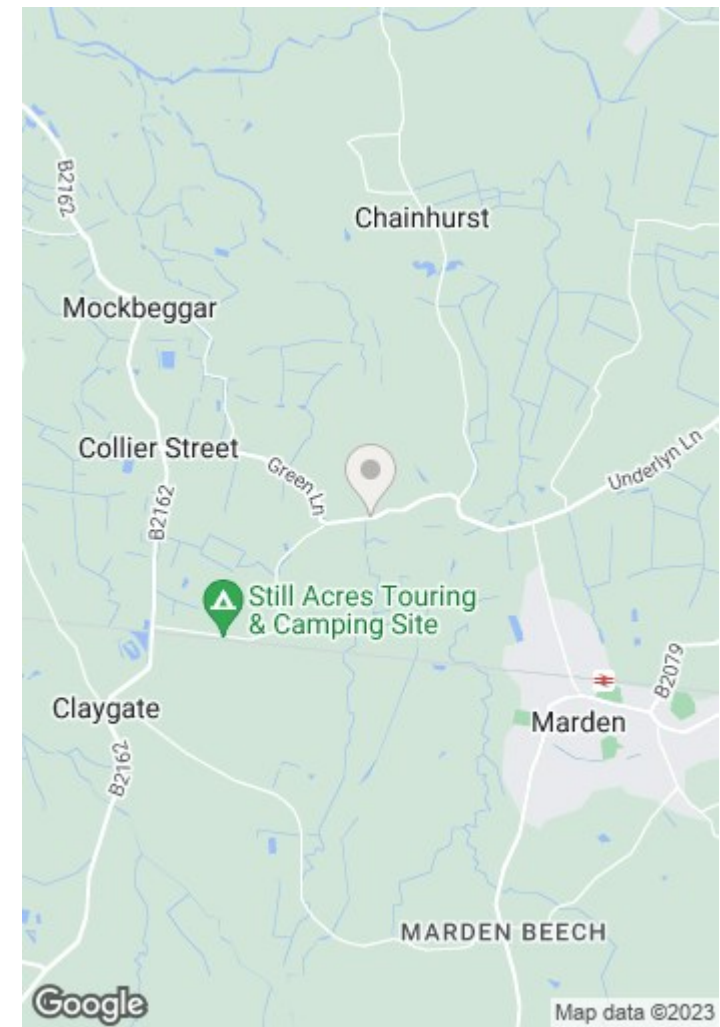
Location

The property is located in the edge of Marden close to the village of Collier Street which includes a Church, primary school, a small business estate and several farms.

Local shops are available in the larger villages of Yalding, Marden and Horsmonden with more comprehensive shopping available at Tunbridge Wells.

Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

Main line rail services are available from Paddock Wood or Marden.





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