



Lambert & Foster



AUSTENS

COLLIER STREET

An opportunity to purchase a semi-detached period cottage located between Horsmonden and Marden offering excellent potential to extend with prior Planning Permission granted for a two storey side extension and single storey rear extension. The property currently benefits from two reception rooms, kitchen and three bedrooms arranged over two floors and sitting in gardens of 0.6 acres (tbv) along with an attached garage and parking, enjoying views over adjoining countryside.

Guide Price £475,000

FREEHOLD



AUSTENS

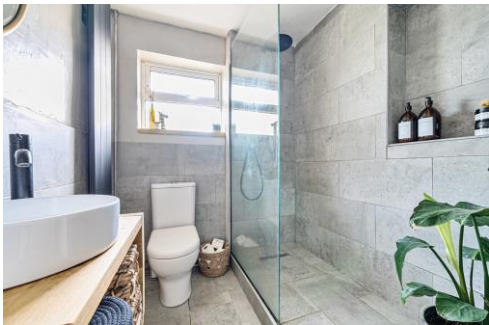
COLLIER STREET | TN12 9SB

- A three bedroom semi detached home with accommodation set over three floors
- Situated in a semi rural location between Horsmonden, Marden and Yalding
- Kitchen, sitting room, dining room, bathroom, conservatory and a garage
- Well proportioned garden extending 0.6 acres (tbv) and backing onto farmland
- Only a short drive to amenities and mainline railway station at Marden and Paddock Wood
- Driveway providing private off-road parking as well as a garage

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Oil fired central heating with mains water supply and private drainage via cesspit services connected but not tested. **Broadband Connection:** Available as Standard, Superfast and Ultrafast. **Mobile Coverage:** Available with Okay coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** F (21)
Agents Note: A public footpath runs across the garden, parallel to the house.

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** high risk. **Surface water:** Low risk. **Reservoirs:** There is a risk of Flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted
head height

Approximate Area = 1075 sq ft / 99.8 sq m (includes garage)

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1111 sq ft / 103.2 sq m

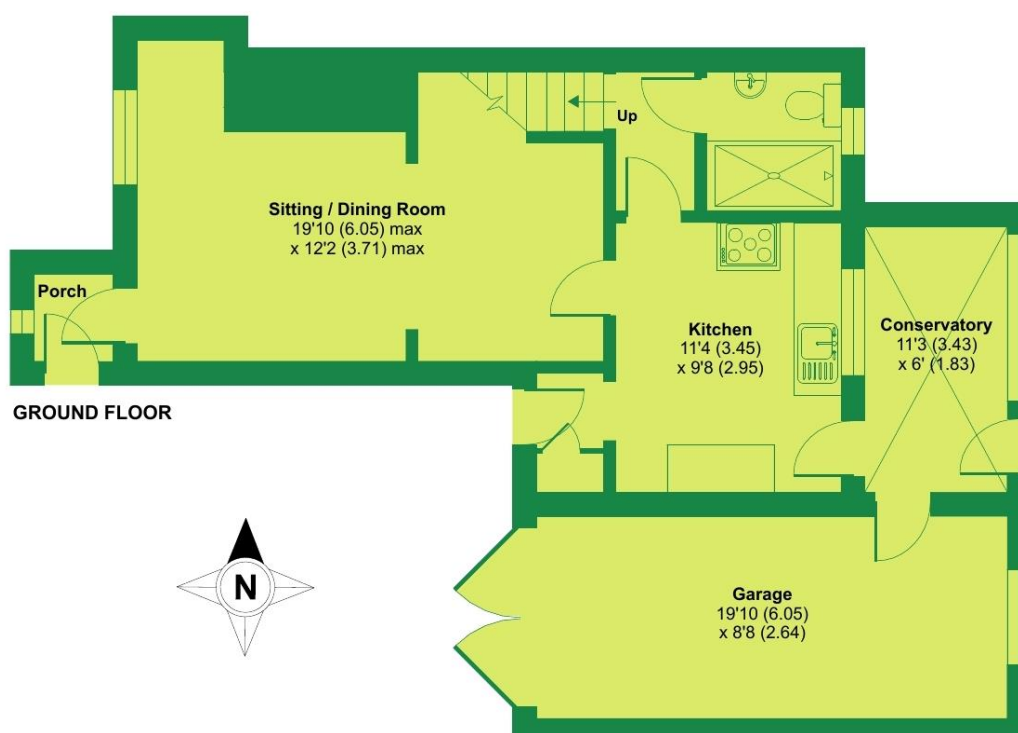
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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