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MARSIDA

HIGH STREET | MARDEN | KENT | TN12 9DP

A beautifully presented two double bedroom Grade II listed terrace cottage, a good sized rear garden with a detached brick built garden room/office and a loft space with potential to convert (STPP). Located in the heart of Marden the property has easy access to all of the local amenities, schools and walking distance of the main line station that offers excellent links into London. Offered with no forward chain

O.I.E.O. £350,000

FREEHOLD





MARSIDA

HIGH STREET, MARDEN, KENT, TN12 9DP

- A two double bedroom Grade II terrace cottage
- Located in the heart of the village
- Detached brick built out building
- Potential to extend into the loft to add a bedroom (STPP)
- Walking distance to local amenities, schools, parks and a mainline railway station
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains gas central heating

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: Indoor, limited. Outdoor; 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 C **EPC:** D (55)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built and hung tile 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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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

High Street, Marden, Tonbridge, TN12



Denotes restricted head height

Approximate Area = 978 sq ft / 90.8 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Outbuilding = 53 sq ft / 4.9 sq m
 Total = 1039 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Lambert and Foster Ltd. REF: 1243692

OFFICES LOCATED AT:

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 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
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CRANBROOK, KENT
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