





MANOR COTTAGES

MARDEN

A great opportunity to purchase a three bedroom, two bathroom end of terrace house set out over three floors in good condition with allocated parking for two cars. The property also benefits from a wood burning stove in the lounge and a conservatory. Located in the popular village of Marden which offers a wide range of amenities that include a short walk to a mainline station offering links into London in under an hour.

Offered to the market with NO ONWARD CHAIN.

Guide Price £350,000-£375,000 FREEHOLD











3 MANOR COTTAGES

HOWLAND ROAD | MARDEN | KENT | TN12 9EZ

- Three bedroom (two double), two bathroom cottage
 - Allocated parking for two cars
- Popular village location
- Walking distance to a mainline station
- Conservatory and wood burning stove
- Offered to the market with NO ONAWARD CHAIN

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 central heating.

BROADBAND: Standard, Superfast and Ultrafast

available.

MOBILE COVERAGE: Good in-home and outdoor. (Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band D. EPC: C (73).

COVENANTS: None known.

FLOOD & EROSION RISK: Property flood history: None Rivers and the

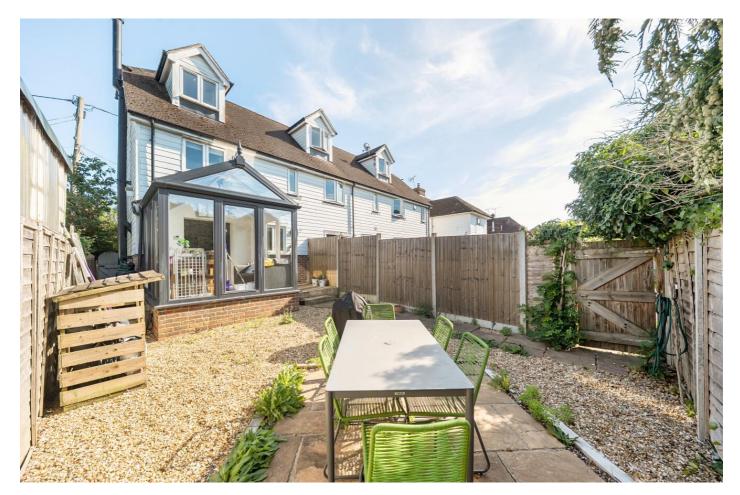
sea: Very low Surface Water: Very low Reservoirs: Unlikely.

Groundwater: Unlikely.

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

PHYSICAL CHARACTERISTICS: Brick built with white weatherboarding

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.

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. 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 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.

3 Manor Cottages, Howland Road, Marden, Tonbridge, TN12 9EZ

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



OFFICES LOCATED AT:

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