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## 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 ONWARD 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](http://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](http://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.

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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.

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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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1316557

### OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
**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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