



Lambert & Foster



RAMSDEN WAY

MARDEN | TONBRIDGE | KENT | TN12 9GL

Immaculate four double bedroom, two bathroom detached family home which is still covered by an NHBC warranty. High specification open plan kitchen/diner, reception room with a feature fireplace, snug and garage. Outside the property to the front is a blocked paved drive for several vehicles and to the rear is a good sized garden with a patio area. Conveniently located close to Marden high street, local shops, amenities, schools and Marden mainline station offering quick links into London.

Guide Price £550,000 - £575,000

FREEHOLD





17 RAMSDEN WAY

MARDEN, TONBRIDGE, KENT, TN12 9GL

- Offered to the market chain free
- Four bedroom, two bathroom detached family home
- Still under NHBC warranty
- Block paved driveway and garage
- Ideally located close to Marden high street
- Within easy reach of mainline station

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///branched.spirits.widget

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains Gas

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor

(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 F **EPC:** B (84)

COVENANTS: Service charge £385 per year

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 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.



17 Ramsden Way, Marden, Tonbridge, TN12 9GL

Approximate Area = 1243 sq ft / 115.4 sq m

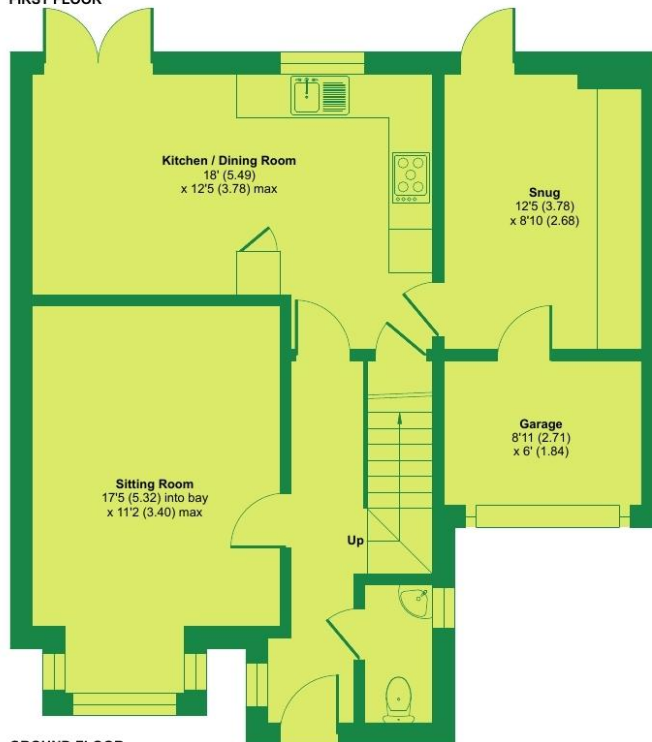
Garage = 58 sq ft / 5.3 sq m

Total = 1301 sq ft / 120.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2026. Produced for Lambert and Foster Ltd. REF: 1437511

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