



**Lambert  
& Foster**



## CRANHAM SQUARE

MARDEN

*An opportunity to purchase this well presented modern three bedroom terraced home benefitting from a southerly rear aspect garden. Situated within in the heart of this popular Wealden village. Within walking distance to local amenities and only a short walk to a mainline railway station at Marden offering fast links into London.*

**Guide Price £290,000**

FREEHOLD



## 28 CRANHAM SQUARE

MARDEN | TN12 9TG

- A well presented three bedroom terraced home
- Situated within the heart of this popular Wealden village
- Kitchen, sitting room and sunroom with a downstairs cloakroom/utility
- Generous southerly rear aspect garden with a patio area
- Walking distance to local amenities and only a short walk to major transport links
- Marden Primary Academy catchment

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Standard and Superfast available **Mobile Coverage:** Yes. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band C. **EPC:** C (77).

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://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

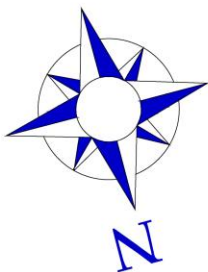
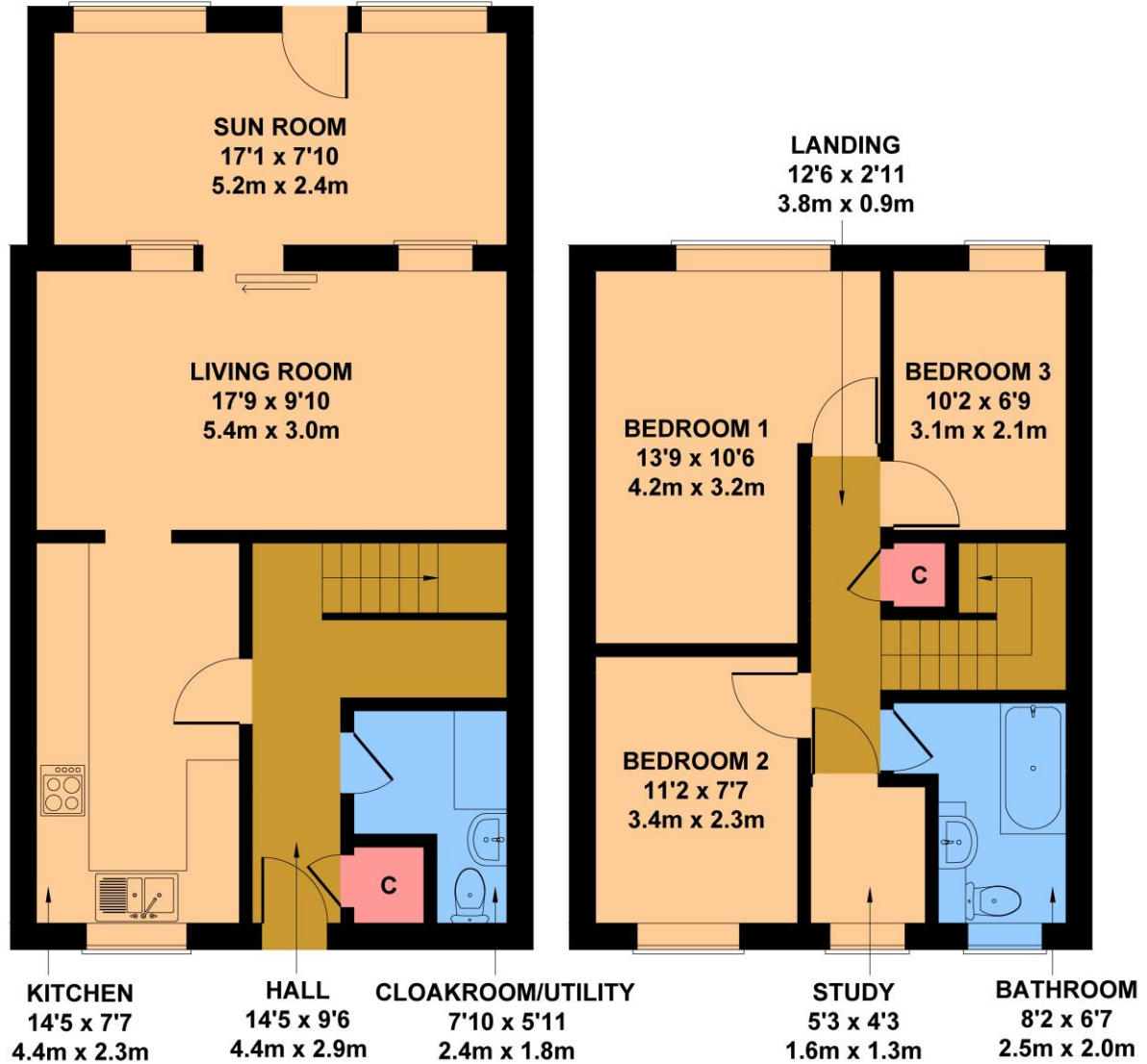
**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



**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.



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 583 SQ.FT.  
(54.2 SQ.M.)

**FIRST FLOOR**  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYPHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA