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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](https://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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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.

# 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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1243692

## 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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