

Lambert & Foster



MAYES ROAD

MARDEN

An opportunity to purchase this well proportioned and immaculately presented four bedroom detached home in the heart of the village, within walking distance to the mainline station, primary school and local amenities. The versatile accommodation comprises a living room, cloakroom, open-plan kitchen/diner/family room along with the utility downstairs. To the first floor are three double bedrooms, one en-suite, a fourth single bedroom and the family bathroom. The garden is also well proportioned with a patio area, well-tended lawn and a path leading to another paved seating area. The driveway provides off-road parking for two cars as well as the single garage.

Guide Price £550,000

FREEHOLD





8 MAYES ROAD

MARDEN | TONBRIDGE | KENT | TN12 9FA

- A well presented 10 year old four bedroom detached home
- Generous accommodation of 1550 sq.ft. including the garage
- Living room, cloakroom, utility, open-plan kitchen/diner/family room
- Three double bedrooms, one en-suite, a fourth single and a family bathroom
- Well stocked and immaculately tended rear garden and a single garage
- Within walking distance to local amenities, mainline station and primary school

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains and solar panels. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: EE Good.

(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:** C (70)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Unlikely in this area. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

SERVICE CHARGE: Approximately £496 per annum.

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with solar panels to the rear.



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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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.

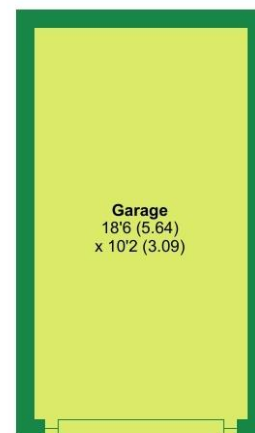
Mayes Road, Marden, Tonbridge, TN12

Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1550 sq ft / 143.9 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). © nchecon 2025. Produced for Lambert and Foster Ltd. REF: 1334146

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