

**Price**

**£250,000**

**Freehold**

3x  2x  1x 

**Sutton Court, Marden,  
Tonbridge, Kent, TN12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Good size private garden
- Rear of property overlooks Marden green and play park
- Separate lounge and kitchen diner
- Walkable to local amenities, primary school and mainline station
- Ideal for those wanting to get on the property ladder or investors

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 17'7 x 8'5 (5.36m x 2.57m)

Lounge: 15'3 x 11'4 (4.65m x 3.46m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 8'11 (4.58m x 2.72m)

Bedroom 2: 10'1 x 8'6 (3.08m x 2.59m)

Bedroom 3: 8'9 x 7'3 (2.67m x 2.21m)

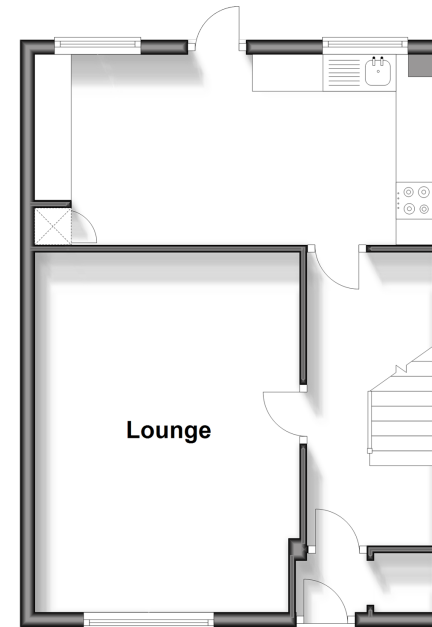
Bathroom

### OUTSIDE

Front and Rear Garden

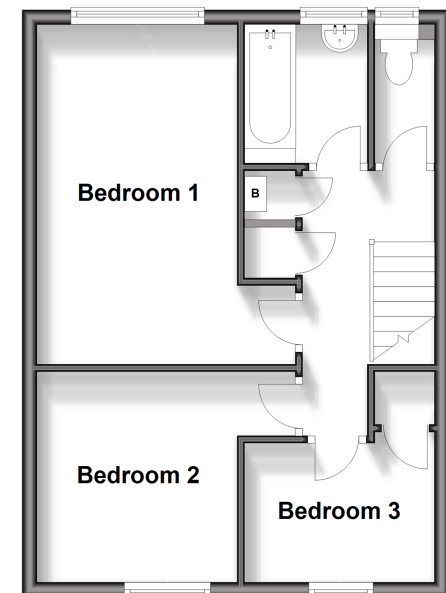
### Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



**Call Staplehurst - 01580 893322 ■ [wardsofKent.co.uk](http://wardsofKent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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