



**South Road, Marden, Tonbridge, TN12 9EN**  
**Price £375,000**



\*\*\*NO FORWARD CHAIN\*\*\*

Situated in a sought-after position within the popular village of Marden, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements. Occupying a generous plot, the property also presents excellent potential to extend, subject to the necessary planning consents.

The accommodation currently comprises a lounge, separate dining room, kitchen, utility area and conservatory to the ground floor, whilst upstairs offers three bedrooms and a family bathroom with separate w/c/ Externally, there are useful outbuildings including a shed and greenhouse, together with established gardens offering plenty of outdoor space.

The property is ideally positioned for enjoying all that Marden has to offer. The village remains highly regarded for its balance of countryside surroundings and convenience, with a range of local shops, cafés, pubs and everyday amenities all within easy reach. Marden railway station provides direct mainline services into London Charing Cross and Cannon Street, making the area particularly appealing for commuters.

Families are well catered for with a selection of local schooling nearby, including Marden Primary Academy, whilst the surrounding area also offers access to a range of secondary and grammar schools in Maidstone and Tonbridge.

Offering huge potential in a desirable village setting, this is a home with fantastic scope for improvement and future enhancement.



**GROUND FLOOR**

Lounge 18'11" x 9'0" (5.79m x 2.75m)

Kitchen/Utility 15'11" x 14'3" (4.86m x 4.36m)

Dining Room 13'0" x 7'11" (3.97m x 2.42m)

Conservatory 12'9" x 4'8" (3.91m x 1.44m)

**FIRST FLOOR**

Bedroom 1 12'3" x 11'0" (3.75m x 3.37m)

Bedroom 2 12'2" x 8'11" (3.72m x 2.73m)

Bedroom 3 12'8" x 6'5" (3.87m x 1.97m)

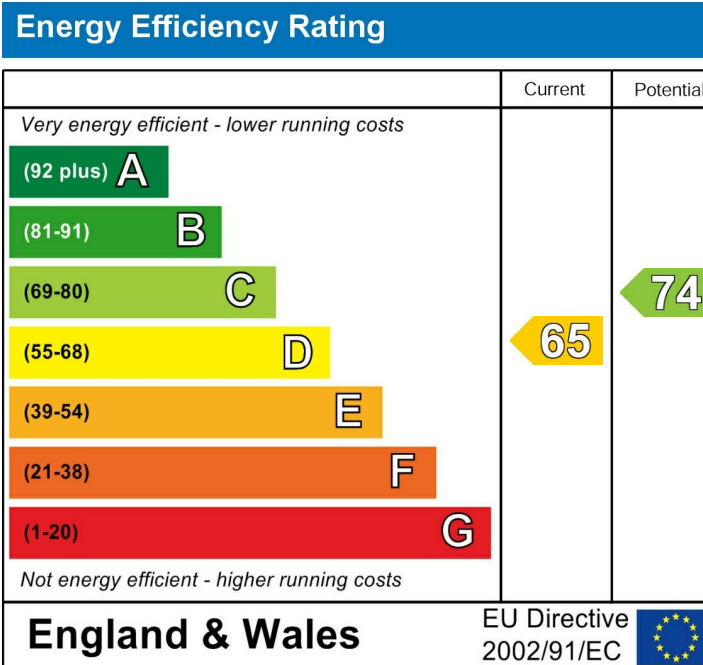
Bathroom

Separate WC

**EXTERNALLY**

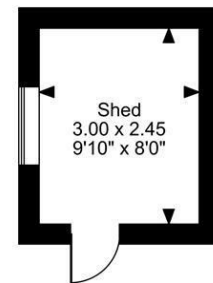
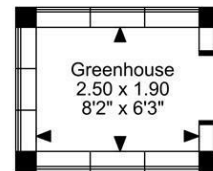
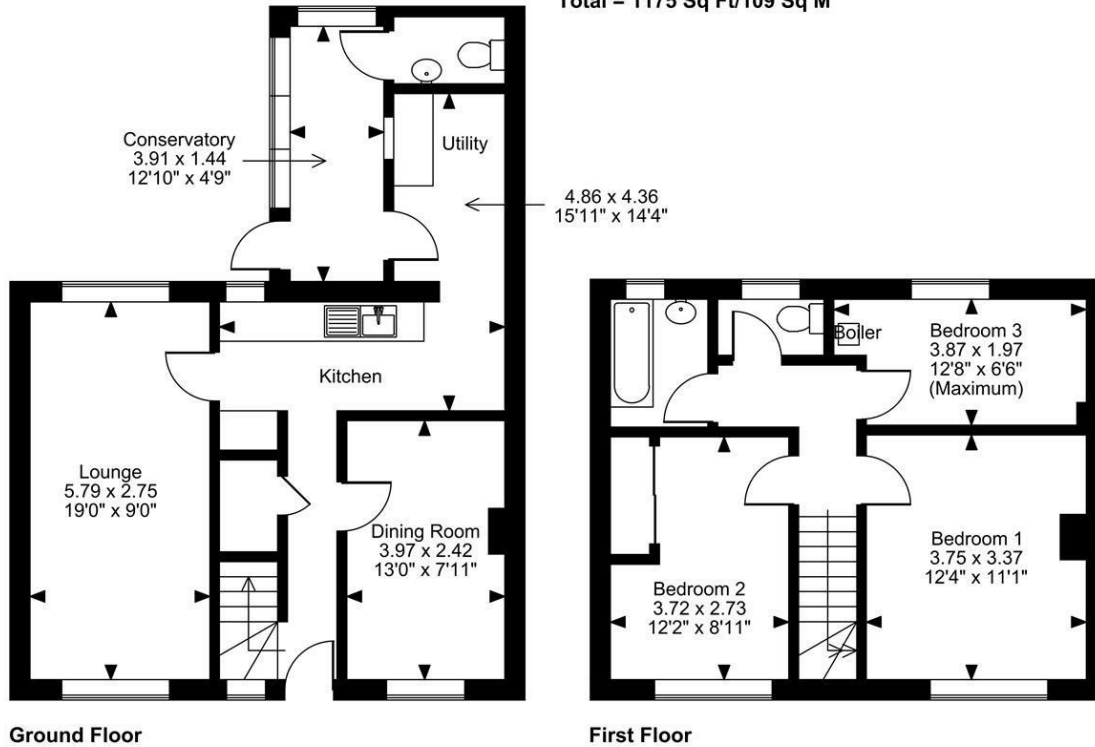
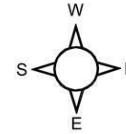
Shed 9'10" x 8'0" (3.00m x 2.45m)

Greenhouse 8'2" x 6'2" (2.50m x 1.90m)



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South Road, Marden, Tonbridge  
 Approximate Gross Internal Area  
 Main House = 1045 Sq Ft/97 Sq M  
 Outbuildings = 130 Sq Ft/12 Sq M  
 Total = 1175 Sq Ft/109 Sq M



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