



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**Russell Road, Marden,  
Tonbridge, Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented family home
- Modern fitted kitchen with open plan dining/living area
- Convenient utility room and en-suite to Bedroom 1
- Enclosed sunny garden with patio area
- Off road parking with driveway and garage

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Family Room: 25'2 x 13'4 (7.68m x 4.07m)  
Utility Room  
Lounge: 16'8 x 11'10 (5.08m x 3.61m)  
Cloakroom

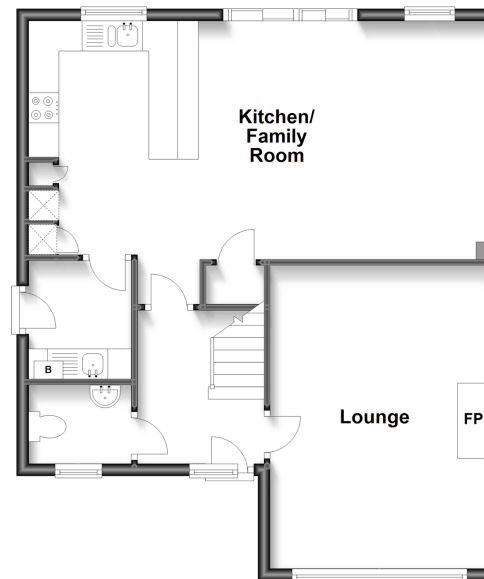
### FIRST FLOOR

Landing  
Bedroom 1: 14'0 x 11'11 (4.27m x 3.63m)  
En-Suite Shower Room  
Bedroom 2: 13'3 x 9'3 (4.04m x 2.82m)  
Bedroom 3: 9'0 x 7'8 (2.75m x 2.34m)  
Bedroom 4: 11'0 x 9'10 (3.36m x 3.00m)  
Bathroom: 10'5 x 5'9 (3.18m x 1.75m)

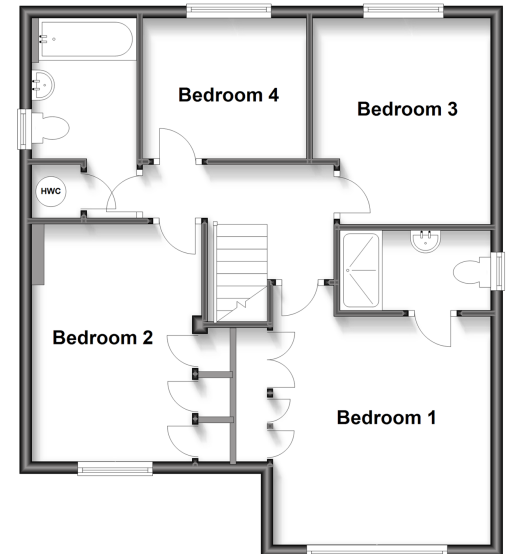
### OUTSIDE

Front and Rear Garden  
Garage and Driveway

**Ground Floor**  
Approx. 62.1 sq. metres (668.2 sq. feet)



**First Floor**  
Approx. 60.8 sq. metres (654.3 sq. feet)



**Call Staplehurst - 01580 893322 ■ wardsof Kent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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