



**Price**  
**£750,000**

**Freehold**

4x  2x  1x 

**Roundel Way, Marden,  
Tonbridge, Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Double garage and newly completed landscaped paving and hedging to the front of the property
- Kitchen with integral fridge, cooker, hob, microwave, dishwasher and freezer to be included
- Sunny rear garden with additional land behind the garage currently used as a vegetable garden including greenhouse
- Newly carpeted stairs, landing and main bedroom
- Recently refurbished en-suite

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'5 x 9'10 (3.79m x 3.00m)

Utility: 5'10 x 5'3 (1.78m x 1.60m)

Dining Room : 11'2 x 9'10 (3.41m x 3.00m)

Lounge: 21'0 x 11'7 (6.41m x 3.53m)

Study: 9'5 x 6'11 (2.87m x 2.11m)

Conservatory: 19'2 x 9'9 (5.85m x 2.97m)

### FIRST FLOOR

Bedroom 1: 14'6 x 11'9 (4.42m x 3.58m)

En-Suite Shower Room : 8'4 x 4'7 (2.54m x 1.40m)

Bedroom 2: 12'9 x 10'4 (3.89m x 3.15m)

Bedroom 3: 9'8 x 9'7 (2.95m x 2.92m)

Bedroom 4: 10'3 x 8'1 (3.13m x 2.47m)

Bathroom: 8'0 x 7'9 (2.44m x 2.36m)

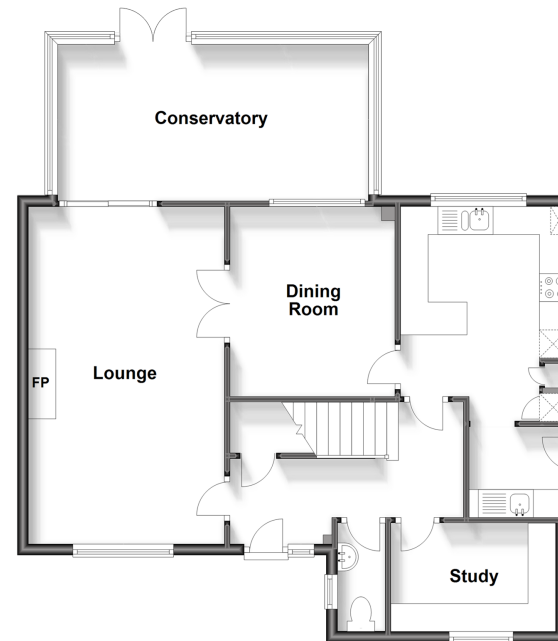
### OUTSIDE

Driveway and Double Garage

Rear Garden with patio

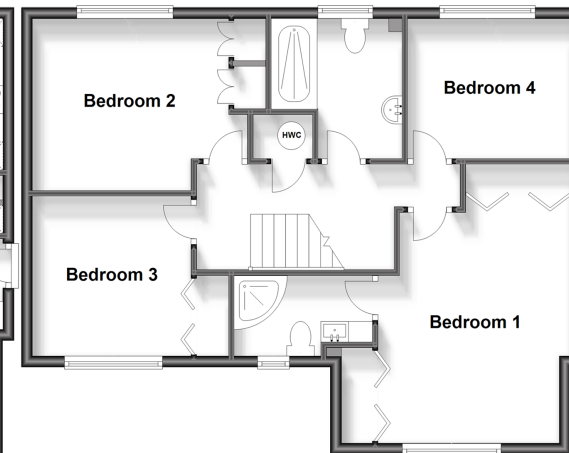
### Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



### First Floor

Approx. 65.2 sq. metres (702.1 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
- 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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