



**Price**  
**£875,000**

**Freehold**

5x  3x  2x 

**Seymour Drive, Marden,  
Marden, Kent, TN12**

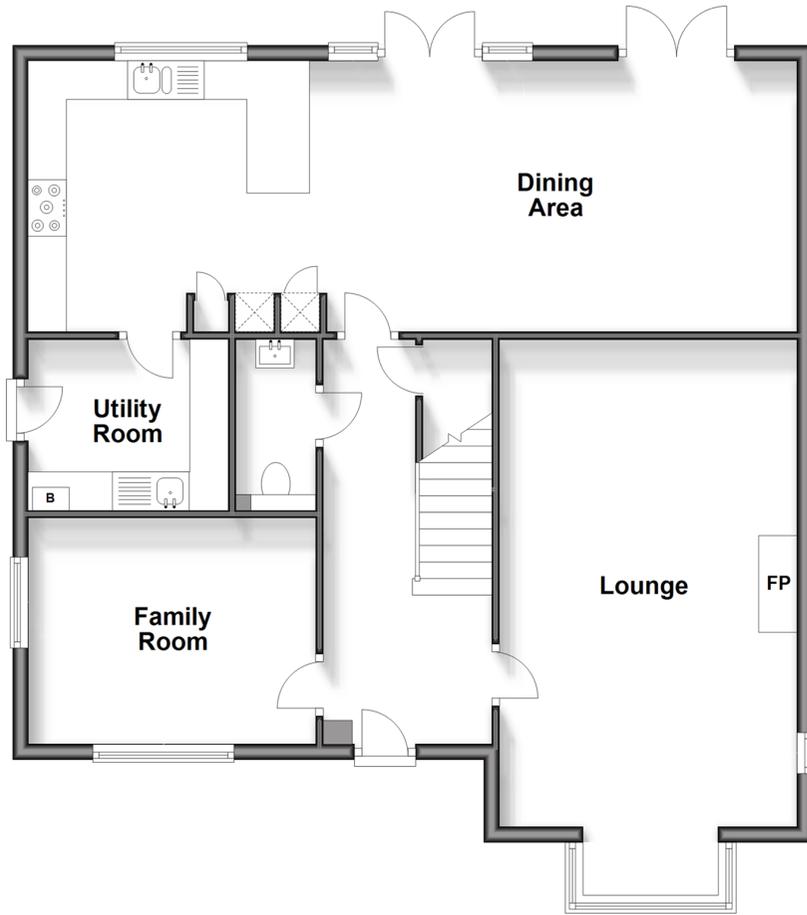
**OVER 60?**

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

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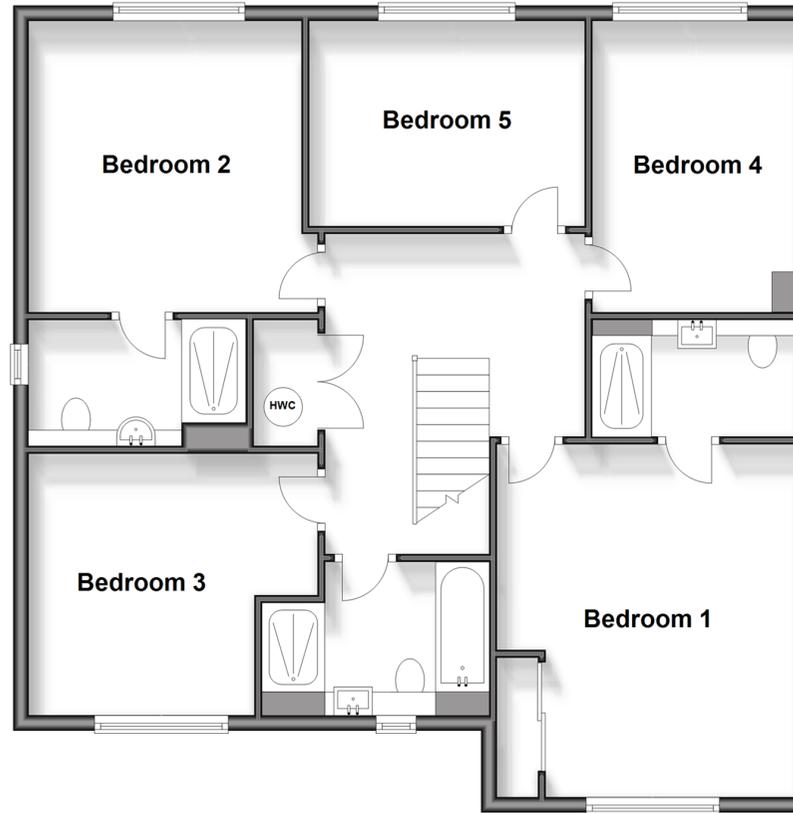
## Ground Floor

Approx. 93.5 sq. metres (1006.6 sq. feet)



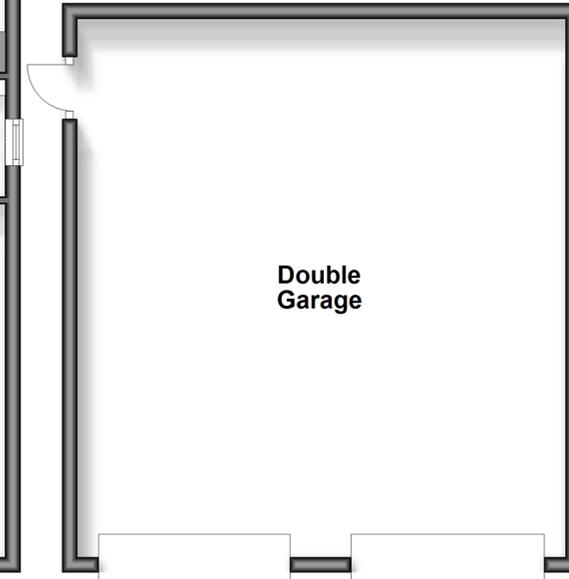
## First Floor

Approx. 94.0 sq. metres (1012.0 sq. feet)



## Outbuilding

Approx. 44.1 sq. metres (474.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'11 x 11'6 (3.94m x 3.51m)

Utility Room: 8'5 x 7'2 (2.57m x 2.19m)

Dining Area: 12'4 x 9'6 (3.76m x 2.90m)

Family Room: 20'2 x 11'6 (6.15m x 3.51m)

Lounge: 20'8 x 12'10 (6.30m x 3.91m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'10 x 12'10 (4.52m x 3.91m)

En-Suite Shower Room

Bedroom 2: 12'3 x 11'10 (3.74m x 3.61m)

En-Suite Shower Room

Bedroom 3: 12'6 x 11'1 (3.81m x 3.38m)

Bedroom 4: 12'3 x 8'10 (3.74m x 2.69m)

Bedroom 5: 11'9 x 8'7 (3.58m x 2.62m)

Bathroom

### OUTSIDE

Double Garage : 22'9 x 20'7 (6.94m x 6.28m)

Driveway

Front & Rear Garden



## Main features

- Immaculately presented throughout
- Situated on a large plot on the popular Countryside development
- Huge double garage and driveway with EV charging point and electric doors
- Approximately 7 years NHBC remaining
- Walking distance to mainline train station



### Nearest Schools

Primary Schools: Marden Primary 0.5 miles, Staplehurst School 2.2 miles, St Margaret's, Collier Street C of E Voluntary Controlled School 2.3 miles. Secondary Schools: Bethany School 2.5 miles, Linton Park School 4.1 miles, Cornwallis Academy 4.2 miles



### Transport Information

Train Stations: Marden 0.1 miles, Staplehurst 2.1 miles, Paddock Wood 4.8 miles



### Address

Seymour Drive, Marden, Marden, Kent, TN12



### Directions

For directions to this property please contact us.



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Call Staplehurst Branch 01580 893322 ■ [wardsofkennt.co.uk](http://wardsofkennt.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.

EPC RATING	CURRENT:	POTENTIAL:
	B(36)	A(92)

13923138/20240412/JG1/KA