



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Tonbridge Road, Teston,  
Maidstone, Kent, ME18**

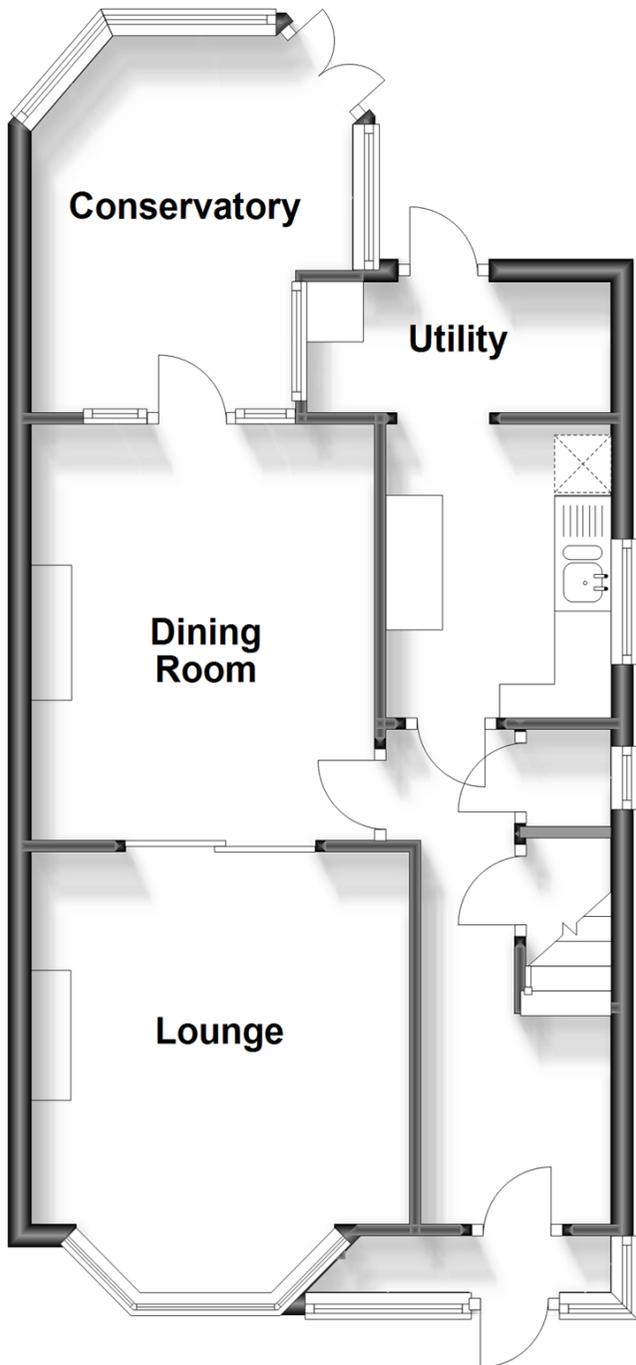
**OVER 60?**

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

*Wards*  
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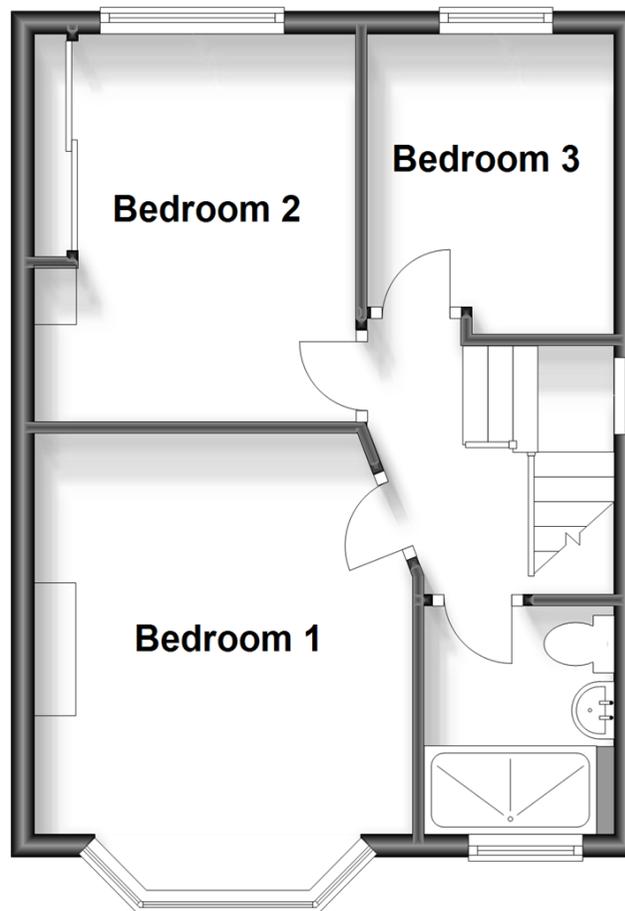
## Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



## First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 12'10 x 10'11 (3.91m x 3.33m)

Dining Room: 11'11 x 9'11 (3.63m x 3.02m)

Kitchen: 8'5 x 6'5 (2.57m x 1.96m)

Utility: 8'11 x 3'9 (2.72m x 1.14m)

Conservatory: 11'2 x 9'11 (3.41m x 3.02m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 10'11 (4.22m x 3.33m)

Bedroom 2: 10'11 x 9'1 (3.33m x 2.77m)

Bedroom 3: 9'0 x 7'3 (2.75m x 2.21m)

Shower Room

### OUTSIDE

Front Garden

Enormous Rear Garden

Garage & Driveway



## Main features

- Semi-detached house enjoying a substantial plot of 0.939 acres
- Enormous scope & potential
- Garage & generous driveway
- Highly desirable location with views overlooking the valley
- Chain free and keys held

## Nearest Schools

Primary Schools: Wateringbury C of E Primary 0.5 miles, The Discovery School 1.3 miles, Kings Hill School 1.8 miles  
Secondary Schools: The Malling School 2.5 miles, Bower Grove School 2.6 miles, Oakwood Park Grammar School 3.0 miles

## Transport Information

Train Stations: Wateringbury 0.3 miles, Yalding 2.0 miles, East Malling 2.2 miles

## Address

Tonbridge Road, Teston, Maidstone, Kent, ME18

## Directions

For directions to this property please contact us.



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Call Kings Hill Branch 01732 222211 ■ [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.

EPC RATING

CURRENT: C(73) POTENTIAL: C(74)

12404908/20231023/SG/NR