



Price
£450,000

Freehold

4x  3x  2x 

**Bluebell Walks, Paddock
Wood, Tonbridge, Kent,
TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Stunning modern family home
- Superb conversion creates second living space, family room or fourth bedroom
- Stylish open plan lounge, kitchen/diner with central island
- Utility, cloakroom & Conservatory
- Driveway and charming rear garden

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge Kitchen/Diner: 22'7 (6.89m) x 19'3 (5.87m) narrowing to 9'10 (3.00m)
 Utility Area
 Cloakroom
 Conservatory: 9'4 x 7'5 (2.85m x 2.26m)
 Family Room/Bedroom 4: 11'10 (3.61m) x 8'0 (2.44m) narrowing to 7'5 (2.26m)

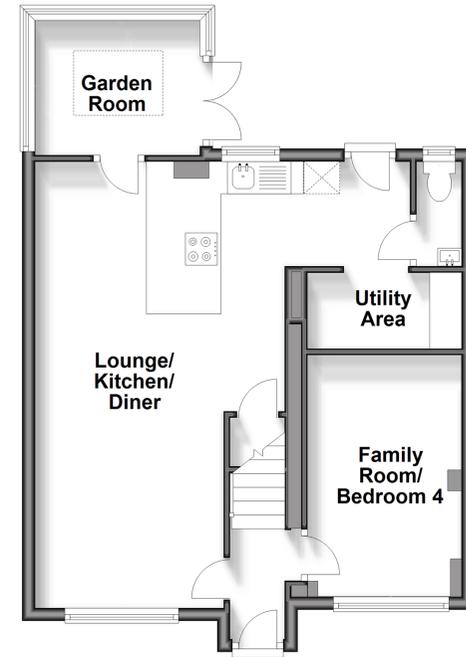
FIRST FLOOR

Landing
 Bedroom 1: 12'11 (3.94m) narrowing to 9'10 (3.00m) x 10'10 (3.30m)
 Dressing Area
 En-Suite Shower Room: 7'10 x 4'3 (2.39m x 1.30m)
 Bedroom 2: 9'5 x 8'0 (2.87m x 2.44m)
 Bedroom 3: 9'8 (2.95m) narrowing to 8'10 (2.69m) x 6'4 (1.93m)
 Bathroom: 6'3 x 6'2 (1.91m x 1.88m)

OUTSIDE

Rear Garden
 Driveway

Ground Floor
 Approx. 51.9 sq. metres (559.1 sq. feet)



First Floor
 Approx. 39.2 sq. metres (421.5 sq. feet)



Call Paddock Wood - 01892 836877 ■ wardsof Kent.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.



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