



**OVER 60?**

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

**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

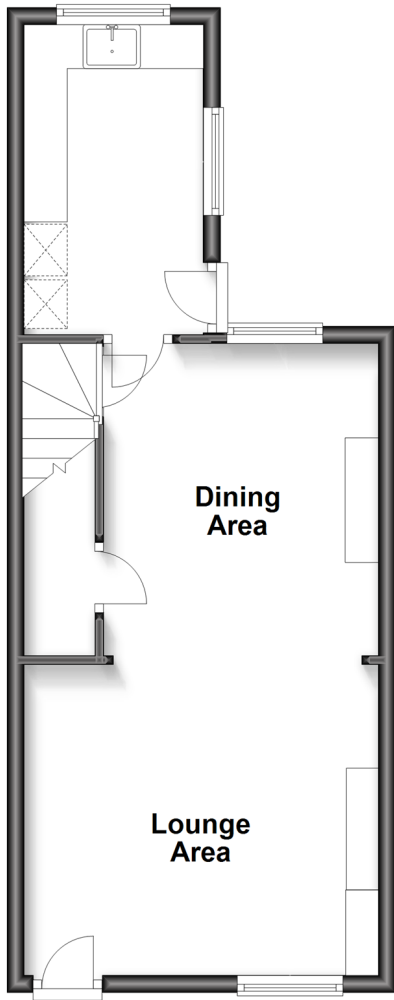
**Tonbridge Road,  
Watlingbury, Kent,  
ME18**

*Wards*  
Helping you move forwards



## Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



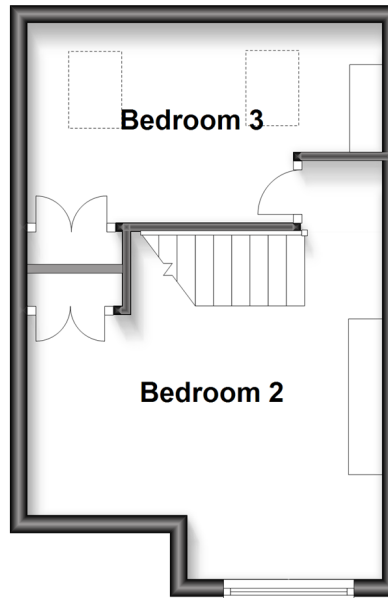
## First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



## Second Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge Area: 13'5 x 11'7 (4.09m x 3.53m)

Dining Area: 12'2 x 10'5 (3.71m x 3.18m)

Kitchen: 11'7 x 6'9 (3.53m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'10 (4.12m x 3.00m)

Bathroom: 10'4 x 10'1 (3.15m x 3.08m)

### SECOND FLOOR

Landing

Bedroom 2: 11'10 x 10'4 (3.61m x 3.15m)

Bedroom 3: 11'9 x 7'9 (3.58m x 2.36m)

### OUTSIDE

Front & Rear Gardens

Secure Out Building



## Main features

- Large & imposing period character terraced house
- Versatile accommodation across three impressive levels
- Well stocked cottage style rear garden
- Beautifully clean & well maintained throughout
- Conveniently placed for local amenities/station



### Nearest Schools

Primary Schools: Watringbury C of E Primary 0.5 miles, Valley Invicta Primary 1.7 miles, Barming Primary 2.3 miles  
Secondary Schools: The Malling School 3.0 miles, Bower Grove School 3.3 miles



### Transport Information

Train Stations: Watringbury 0.1 miles, East Malling 2.6 miles, Yalding 3.0 miles



### Address

Tonbridge Road, Watringbury, Kent, ME18



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

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.



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