



**Price**  
**£425,000**

**Freehold**

3x  2x  1x 

**Shipbourne Road,  
Tonbridge, Kent, TN10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Chain free family home within walking distance of the station
- Garage & off road parking
- Beautifully presented throughout with
- Modern kitchen and bathrooms
- Spacious rooms with plenty of light
- Excellent potential to extend - subject to planning

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 13'5 x 10'9 (4.09m x 3.28m)  
 Dining Area: 12'10 x 10'9 (3.91m x 3.28m)  
 Kitchen: 10'9 x 8'10 (3.28m x 2.69m)  
 Bathroom

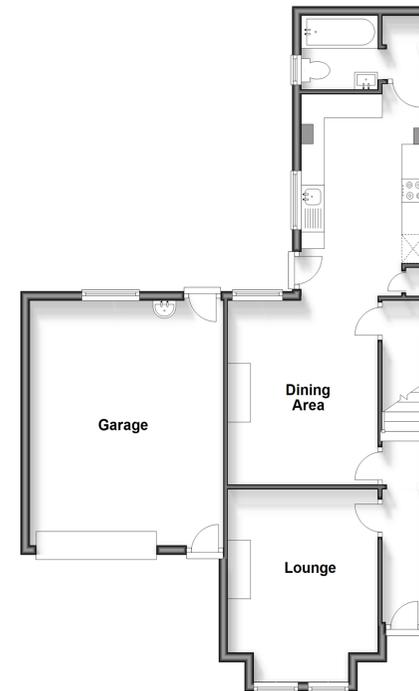
### FIRST FLOOR

Landing  
 Bedroom 1: 14'2 x 11'5 (4.32m x 3.48m)  
 Bedroom 2: 12'5 x 8'2 (3.79m x 2.49m)  
 Bedroom 3: 10'8 x 8'2 (3.25m x 2.49m)  
 Shower Room

### OUTSIDE

Garage  
 Off Road Parking  
 Rear Garden

**Ground Floor**  
 Approx. 72.2 sq. metres (776.9 sq. feet)



**First Floor**  
 Approx. 41.2 sq. metres (443.2 sq. feet)



**Call Tonbridge - 01732 770755 ■ wardsof Kent.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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