



**Guide Price**  
**£700,000**

**Freehold**

3x  1x  3x 

**Upper Green Lane,  
Shipbourne, Tonbridge,  
Kent, TN11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Beautifully presented family home surrounded by countryside views**
- **Charming features such as wooden beams and character fireplaces**
- **Bright spacious kitchen with breakfast area and separate dining room**
- **Fantastic rear garden with patio and workshop**
- **In the catchment area for Shipbourne Primary School**

## Accommodation

### GROUND FLOOR

Hallway  
Downstairs Cloakroom  
Lounge: 15'11 x 10'11 (4.85m x 3.33m)  
Kitchen: 9'10 x 9'0 (3.00m x 2.75m)  
Breakfast Area: 16'1 x 11'10 (4.91m x 3.61m)  
Dining Room: 13'7 x 11'11 (4.14m x 3.63m)

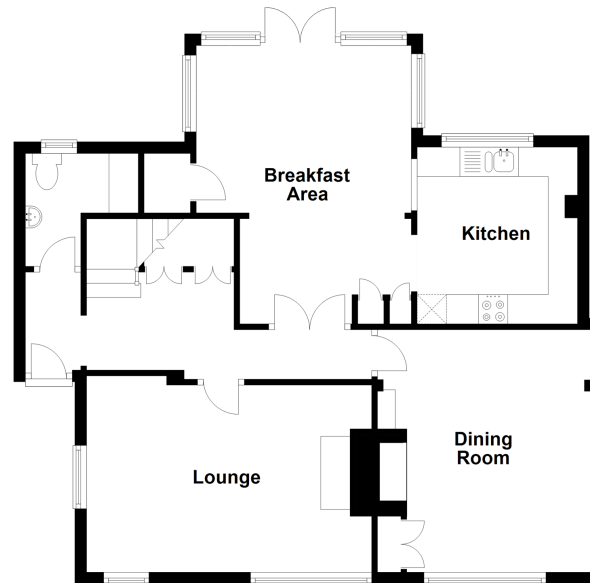
### FIRST FLOOR

Landing  
Bedroom 1: 14'1 x 10'7 (4.30m x 3.23m)  
Bedroom 2: 11'11 x 10'6 (3.63m x 3.20m)  
Bedroom 3: 8'10 x 8'9 (2.69m x 2.67m)  
Bathroom

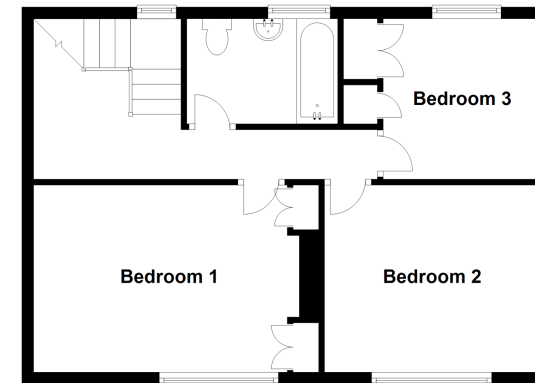
### OUTSIDE

Front & Rear Gardens  
Double Garage: 17'1 x 8'11 (5.21m x 2.72m)  
Workshop: 19'1 x 9'6 (5.82m x 2.90m)

**Ground Floor**  
Approx. 71.9 sq. metres (774.3 sq. feet)



**First Floor**  
Approx. 52.1 sq. metres (560.4 sq. feet)



**Call Tonbridge - 01732 770755 ■ [wardsofkent.co.uk](http://wardsofkent.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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