



**Price**  
**£525,000**

**Freehold**

4x  1x  1x 

**St. Bernards Road,  
Tonbridge, Kent, TN10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented and extended family home
- Situated in a popular residential road in North Tonbridge
- Bright and spacious dual aspect lounge/dining offering ample space for the whole family
- Fantastic sized rear garden with patio area
- Short walk to local shops and within the catchment area for popular schools for all ages

## Accommodation

### GROUND FLOOR

Hallway  
Lounge/Diner: 24'1 x 11'3 (7.35m x 3.43m)  
Kitchen: 10'11 x 8'9 (3.33m x 2.67m)  
Downstairs Cloakroom  
Utility Room: 13'2 x 6'10 (4.02m x 2.08m)  
Guest Bedroom: 13'7 x 10'8 (4.14m x 3.25m)

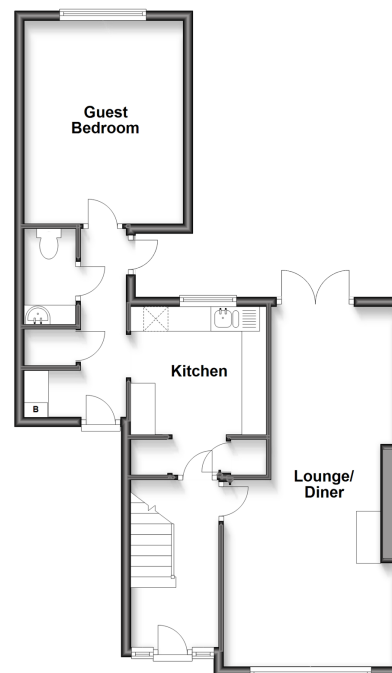
### FIRST FLOOR

Landing  
Bedroom 1: 12'5 x 9'11 (3.79m x 3.02m)  
Bedroom 2: 9'9 x 9'6 (2.97m x 2.90m)  
Bedroom 3: 9'1 x 7'4 (2.77m x 2.24m)  
Bathroom: 8'3 x 7'6 (2.52m x 2.29m)

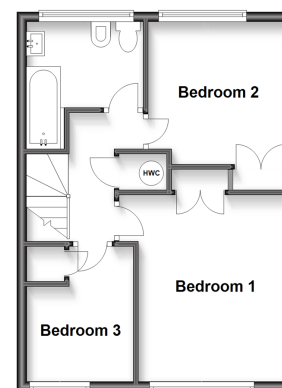
### OUTSIDE

Front & Rear Gardens  
Off Road Parking

**Ground Floor**  
Approx. 60.8 sq. metres (654.8 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (426.3 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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