



**Guide Price**  
**£700,000**

**Freehold**

4x  2x  1x 

**Brook Lane, Tonbridge,  
Kent, TN9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented family home in sought after location
- Beautiful modern fitted kitchen with integrated appliances
- Potential to convert the garage into additional living space - subject to planning
- Charming rear garden with home office - perfect for those who work from home
- Walking distance to local amenities and the High Street

## Accommodation

### GROUND FLOOR

Hallway  
Downstairs Cloakroom  
Lounge: 16'2 x 12'5 (4.93m x 3.79m)  
Dining Room: 10'7 x 10'7 (3.23m x 3.23m)  
Kitchen: 12'2 x 10'6 (3.71m x 3.20m)

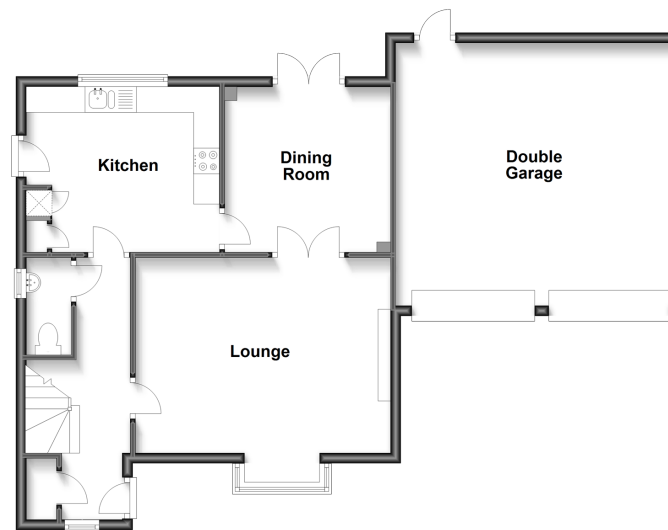
### FIRST FLOOR

Landing  
Bedroom 1: 12'6 x 8'9 (3.81m x 2.67m)  
En Suite Shower Room  
Bedroom 2: 9'4 x 9'3 (2.85m x 2.82m)  
Bedroom 3: 10'5 x 6'11 (3.18m x 2.11m)  
Bedroom 4: 9'1 x 7'3 (2.77m x 2.21m)  
Bathroom

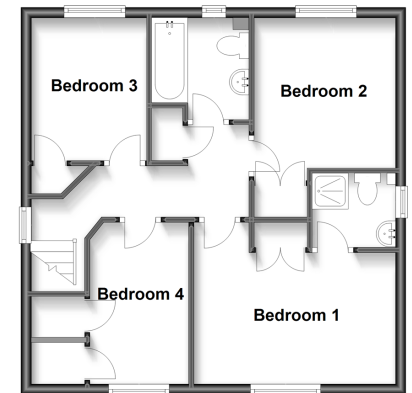
### OUTSIDE

Rear Garden  
Double Garage: 17'11 x 16'8 (5.46m x 5.08m)  
Studio/Office: 14'6 x 9'2 (4.42m x 2.80m)

**Ground Floor**  
Approx. 81.1 sq. metres (873.5 sq. feet)



**First Floor**  
Approx. 50.3 sq. metres (541.5 sq. feet)



**Call Tonbridge - 01732 770755 ■ 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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