



Price
£450,000

Freehold

3x  1x  2x 

**Waterloo Road,
Tonbridge, Kent, TN9**

OVER 60?

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



Video Tour available

Wards

Helping you move forwards



Main features

- **Beautifully presented family home situated in sought after South Tonbridge**
- **Potential to extend - subject to planning**
- **Bright and spacious kitchen/diner - perfect for entertaining**
- **Private sunny low maintenance rear garden and off road parking**
- **Walking distance to the High Street & station making this ideal for commuters**
- **In the catchment area for Sussex Road Primary School**

Accommodation

GROUND FLOOR

Hallway
 Lounge: 14'3 x 11'8 (4.35m x 3.56m)
 Kitchen/Diner: 20'1 x 12'7 (6.13m x 3.84m)

FIRST FLOOR

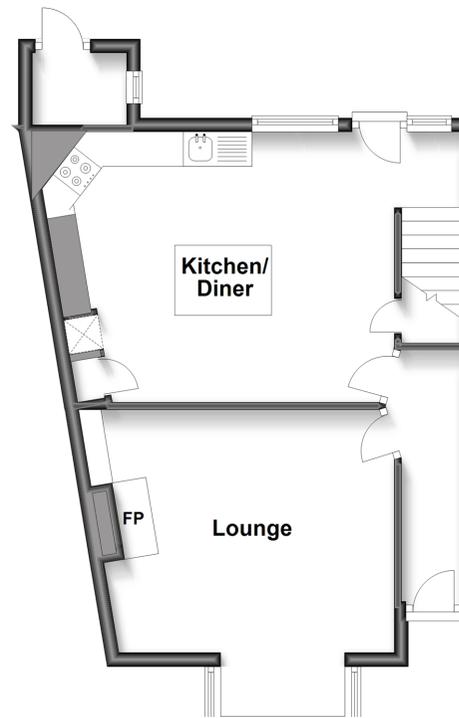
Bedroom 1: 12'8 x 12'1 (3.86m x 3.69m)
 Bedroom 2: 11'10 x 11'4 (3.61m x 3.46m)
 Bedroom 3: 8'8 x 8'2 (2.64m x 2.49m)
 Bathroom

OUTSIDE

Rear Garden
 Outside Storage
 Off Road Parking

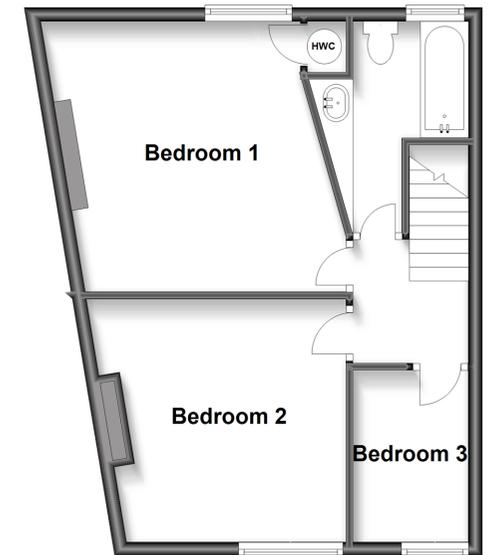
Ground Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 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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