



Price
£535,000

Freehold

3x  2x  2x 

**Riding Park,
Hildenborough,
Tonbridge, Kent, TN11**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Large rear garden
- Potential to extend subject to planning consents.
- Spacious annexe/apartment offering a unique earning potential.
- Ideal property for those with extended family or looking for extra income.
- Walking distance to amenities and train station

Accommodation

GROUND FLOOR

Hallway
 Lounge: 21'8 x 10'7 (6.61m x 3.23m)
 Kitchen/Diner: 13'11 x 10'7 (4.24m x 3.23m)
 Utility Room: 8'3 x 7'1 (2.52m x 2.16m)
 Downstairs Cloakroom
 Conservatory: 10'11 x 8'2 (3.33m x 2.49m)
 Annex Bedroom: 20'0 x 8'4 (6.10m x 2.54m)
 Annex En Suite Shower Room
 Annex Kitchen/Diner: 14'4 x 12'4 (4.37m x 3.76m)
 Annex Conservatory: 15'9 x 13'9 (4.80m x 4.19m)

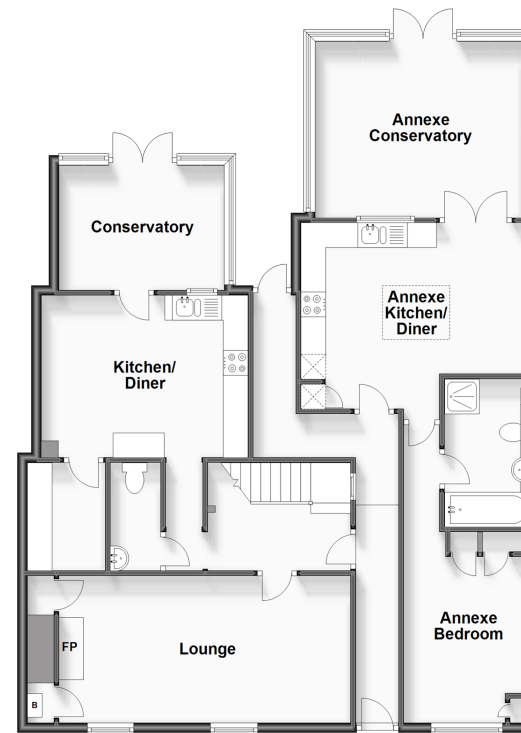
FIRST FLOOR

Landing
 Bedroom 1: 11'4 x 10'6 (3.46m x 3.20m)
 Bedroom 2: 14'5 x 10'2 (4.40m x 3.10m)
 Bathroom

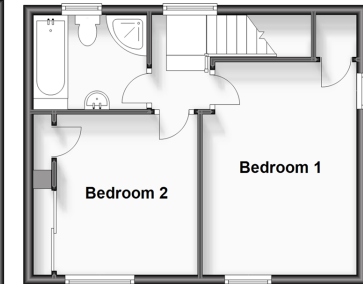
OUTSIDE

Front & Rear Gardens

Ground Floor
 Approx. 117.3 sq. metres (1262.3 sq. feet)



First Floor
 Approx. 34.2 sq. metres (368.3 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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