



Price
£495,000

Freehold

3x  1x  2x 

**St. Mary's Road,
Tonbridge, Kent, TN9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Spacious family home with the additional benefits of solar panels**
- **Sunny rear garden, ideal for summer events**
- **Further potential to add into the large loft room subject to consents**
- **Versatile layout with separate dining and living room**
- **Sought after location with amenities and mainline station near by**

Accommodation

GROUND FLOOR

Hallway

Lounge: 14'1 x 10'1 (4.30m x 3.08m)

Dining Area: 13'3 x 12'9 (4.04m x 3.89m)

Kitchen: 10'10 x 8'0 (3.30m x 2.44m)

Study: 15'1 x 9'5 (4.60m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 12'0 (4.09m x 3.66m)

Bedroom 2: 15'1 x 9'5 (4.60m x 2.87m)

Bedroom 3: 10'3 x 8'4 (3.13m x 2.54m)

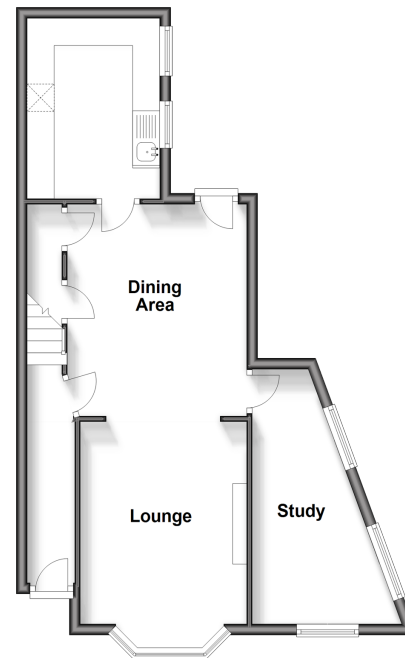
Bathroom

OUTSIDE

Rear Garden

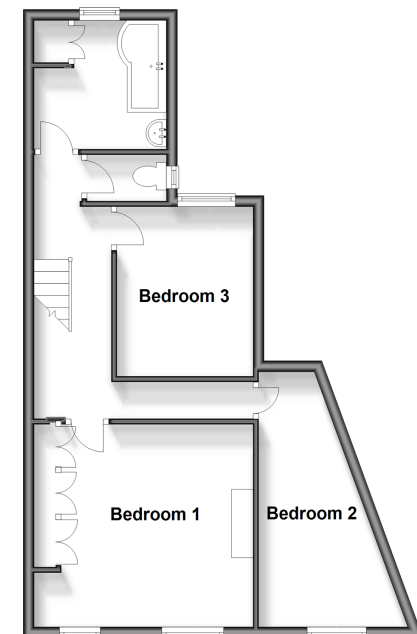
Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.1 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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