



**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**Willow Lea, Tonbridge,  
Kent, TN10**

*Wards*  
Helping you move forwards



## Main features

- Family home in need of modernisation
- Front and rear gardens
- Driveway for off street parking
- Popular location for families
- Excellent schools and local amenities close by

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'8 x 12'3 (4.47m x 3.74m)

Dining Room: 10'2 x 9'9 (3.10m x 2.97m)

Kitchen: 9'3 x 8'1 (2.82m x 2.47m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 11'7 (4.12m x 3.53m)

Bedroom 2: 10'5 x 9'2 (3.18m x 2.80m)

Bedroom 3: 10'5 x 7'5 (3.18m x 2.26m)

Bathroom: 5'5 x 4'9 (1.65m x 1.45m)

### OUTSIDE

Front and Rear Gardens

Garage and Driveway



### Nearest Schools

Primary Schools: East Peckham Primary 4.3 miles, Mereworth Community Primary 4.6 miles, Laddingford St Mary's C of E Voluntary Controlled Primary 5.9 miles

Secondary Schools: Grange Park School 8.0 miles, The Malling School 8.2 miles, Bower Grove School 9.5 miles

Further Education: Grange Park School 8.0 miles, The Malling School 8.2 miles, Aylesford School - Sports College 9.6 miles



### Transport Information

Train Stations: Yalding 5.8 miles, Watlingbury 6.6 miles, West Malling 7.6 miles



### Address

Willow Lea, Tonbridge, Kent, TN10



### Directions

For directions to this property please contact us.

**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

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



14133625/20231031/MC/JW