



Price

£375,000

Freehold

2x  1x  1x 

College Avenue,  
Tonbridge, Kent, TN9

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Fully renovated modern house
- Large garden with lawn and patio area
- Located a short walk away from Tonbridge High Street, schools and college
- NEFF kitchen appliances and hot tap in kitchen
- Eco friendly air source heating

## Accommodation

### GROUND FLOOR

Porch

Lounge: 15'7 x 13'7 (4.75m x 4.14m)

Kitchen: 15'2 x 13'3 (4.63m x 4.04m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 10'0 (4.02m x 3.05m)

Bedroom 2: 10'8 x 7'4 (3.25m x 2.24m)

Bathroom

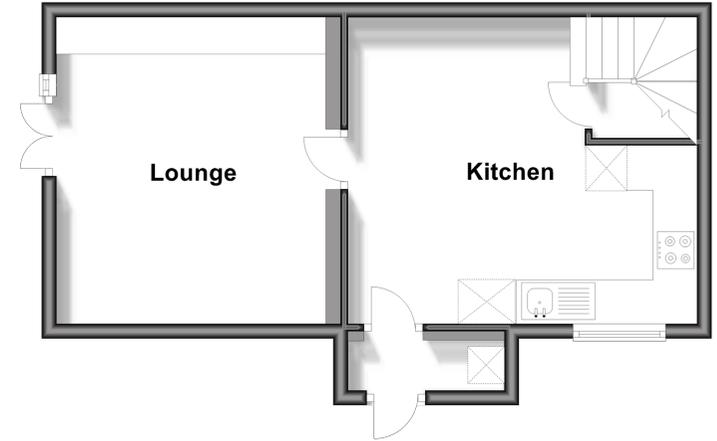
### OUTSIDE

Rear Garden

Allocated Parking

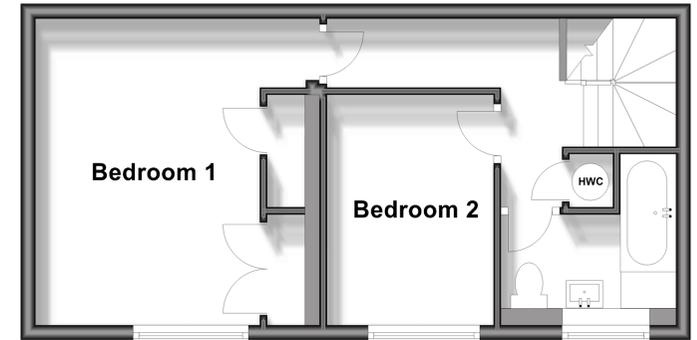
## Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



**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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



14133811/20240405/MC/JW