



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

3x  1x  1x 

**Waterloo Place,  
Tonbridge, Kent, TN9**

*Wards*  
Helping you move forwards





## Main features

- Well presented family home with character features
- Spacious sunny garden
- Walking distance to High Street and local schools
- Ideal for commuters close to train station
- Planning permission to extend

## Accommodation

### GROUND FLOOR

Lounge: 11'7 x 9'10 (3.53m x 3.00m)  
Dining Room: 11'7 x 11'4 (3.53m x 3.46m)  
Kitchen: 11'7 x 7'6 (3.53m x 2.29m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'8 x 9'10 (3.56m x 3.00m)  
Bathroom

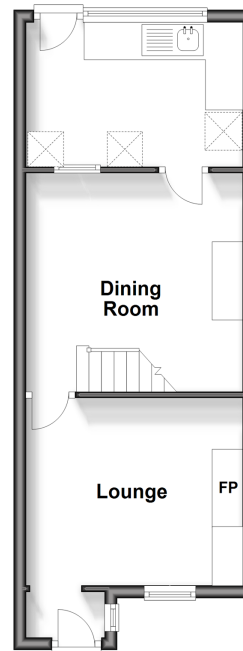
### SECOND FLOOR

Landing  
Bedroom 2: 11'8 x 8'7 (3.56m x 2.62m)  
Bedroom 3: 11'9 x 10'3 (3.58m x 3.13m)

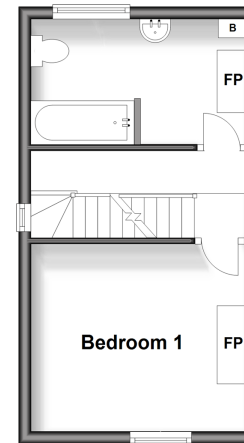
### OUTSIDE

Rear Garden

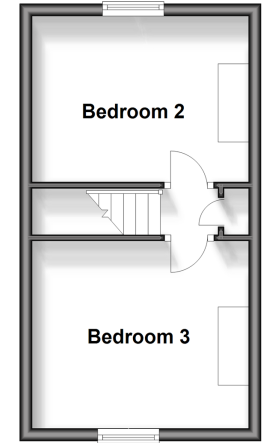
**Ground Floor**  
Approx. 32.9 sq. metres (353.8 sq. feet)



**First Floor**  
Approx. 23.3 sq. metres (250.8 sq. feet)



**Second Floor**  
Approx. 23.3 sq. metres (250.8 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  
■ 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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