



**Price**  
**£735,000**

**Freehold**

3x  1x  2x 

**St. John's Park,  
Tunbridge Wells, Kent,  
TN4**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal renovation project
- Potential to extend subject to planning permission
- Spacious living areas for entertaining
- Garage with workshop utility area
- Desirable location close to local shops and prestigious schools

## Accommodation

### GROUND FLOOR

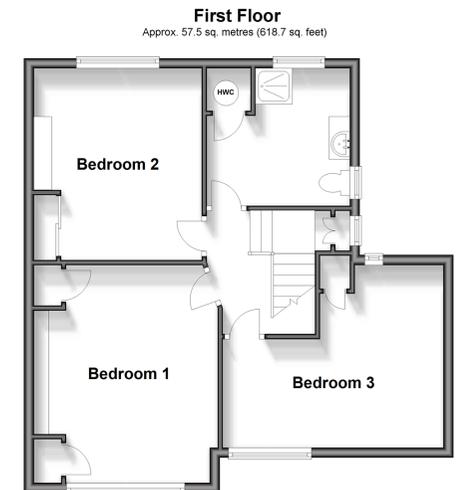
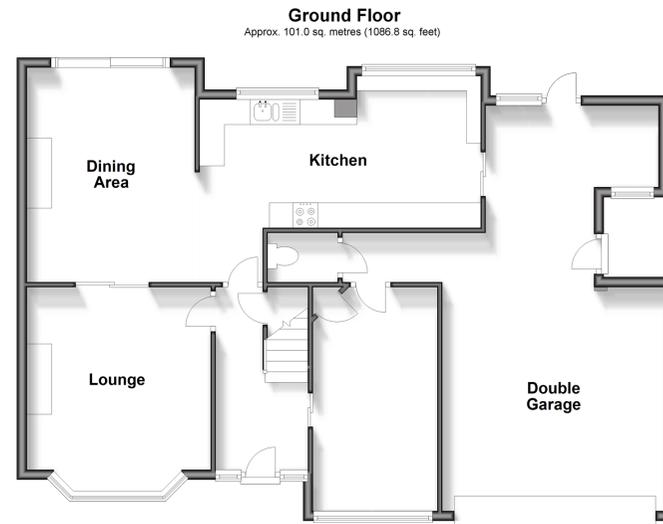
Hallway  
 Lounge: 13'4 x 12'0 (4.07m x 3.66m)  
 Kitchen: 18'5 x 8'0 (5.62m x 2.44m)  
 Dining Room: 14'0 x 12'9 (4.27m x 3.89m)  
 Utility Area  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: 12'6 x 9'10 (3.81m x 3.00m)  
 Bedroom 2: 13'10 x 10'9 (4.22m x 3.28m)  
 Bedroom 3: 12'11 x 12'7 (3.94m x 3.84m)  
 Bathroom: 9'4 x 4'9 (2.85m x 1.45m)

### OUTSIDE

Double Garage  
 Driveway  
 Front & Rear Gardens



Call Tunbridge Wells - 01892 542767 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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.

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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