



**Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**Tonbridge Road**  
**East Peckham**  
**Tonbridge**  
**Kent TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Wrap around garden benefiting from afternoon sun and outstanding views
- Large rear balcony to enjoy sunset
- Ample parking for multiple cars
- Situated among stunning countryside and just a short distance from local amenities and mainline station

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Porch
- Lounge: 12'9 (3.89m) narrowing to 11'10 (3.61m) x 12'1 (3.69m)
- Kitchen: 11'8 x 11'2 (3.56m x 3.41m)
- Dining Room: 13'0 (3.97m) narrowing to 10'2 (3.10m) x 11'6 (3.51m)
- Utility Room: 9'10 (3.00m) narrowing to 5'0 (1.53m) x 6'8 (2.03m)
- Cloakroom
- Conservatory

### FIRST FLOOR

- Landing
- Bedroom 1: 22'3 x 9'10 (6.79m x 3.00m)
- En suite/Family Wet Room
- Bedroom 2: 12'11 (3.94m) narrowing to 11'10 (3.61m) x 12'2 (3.71m)

### SECOND FLOOR

- Bedroom 3: 9'11 x 9'4 (3.02m x 2.85m)
- Bedroom 4: 16'0 x 11'8 (4.88m x 3.56m) narrowing to 13'0 x 10'3 (3.97m x 3.13m)

### OUTSIDE

- Garage & Off Road Parking
- Wrap around Garden



Call Paddock Wood - 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



13626511/20240608/LF/GD