



**Price**  
**£250,000**

**Freehold**

2x  1x  1x 

St. Andrew's Close,  
Paddock Wood,  
Tonbridge, Kent, TN12

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Central location close to the train station and local amenities
- Allocated parking at the front, and garden to the rear
- Fantastic investment opportunity or first home
- Potential to add value
- Large downstairs living room

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'7 x 6'0 (3.53m x 1.83m)

Lounge: 16'0 x 11'7 (4.88m x 3.53m)

### FIRST FLOOR

Landing

Bathroom: 5'9 x 5'5 (1.75m x 1.65m)

Bedroom 2: 10'11 x 5'6 (3.33m x 1.68m)

Bedroom 1: 12'9 x 11'7 (3.89m x 3.53m)

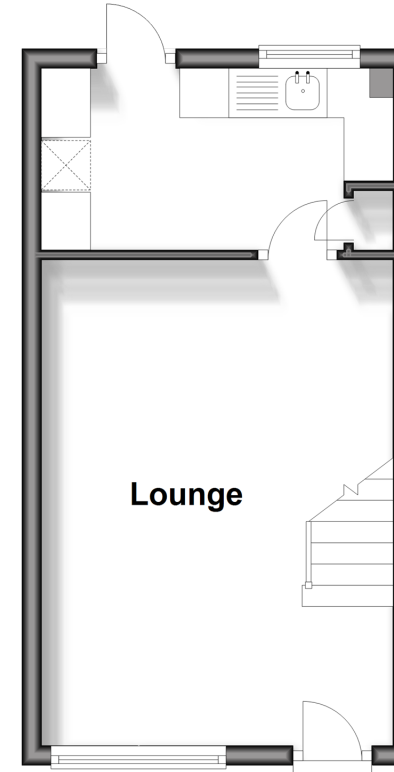
### OUTSIDE

Allocated Parking

Front and Rear Gardens

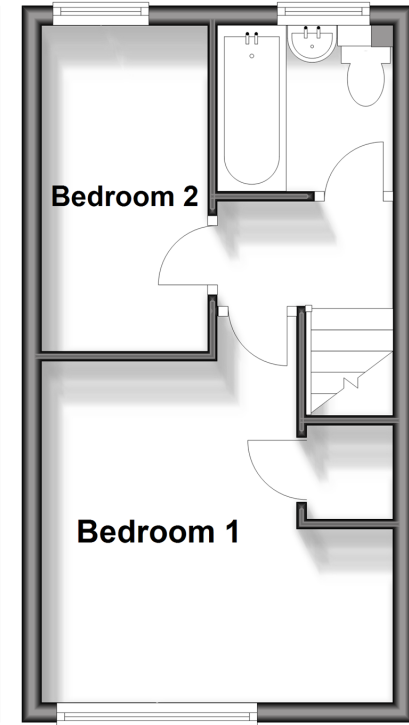
## Ground Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



## First Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



**Call Paddock Wood - 01892 836877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



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