



**OVER 60?**

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

**Price**

**£500,000**

**Freehold**

3x  1x  2x 

**Tibbs Court Lane,  
Matfield, Tonbridge,  
Kent, TN12**

*Wards*  
Helping you move forwards





## Main features

- **Unique and beautifully presented bungalow**
- **Situated in sought after location alongside quiet and charming country pub**
- **Large fully powered summer house to enjoy all year round**
- **Well maintained gardens overlooking woodland to the rear**
- **Off road parking**

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 14'3 x 11'9 (4.35m x 3.58m)

Dining Room: 14'2 x 11'6 (4.32m x 3.51m)

Kitchen: 18'2 x 10'5 (5.54m x 3.18m)

Bedroom 1: 10'2 x 9'7 (3.10m x 2.92m)

Bedroom 2: 10'9 x 9'9 (3.28m x 2.97m)

Bedroom 3: 11'0 x 9'9 (3.36m x 2.97m)

Bathroom: 6'5 x 6'4 (1.96m x 1.93m)

### OUTSIDE

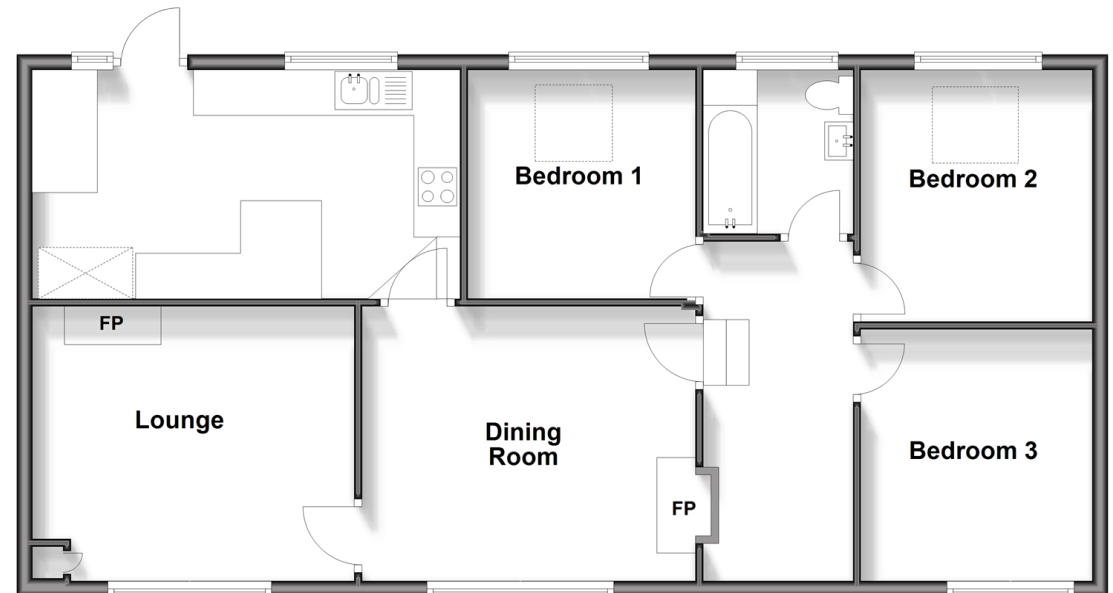
Garden

Driveway

Summer House: 23'4 x 11'4 (7.12m x 3.46m)

### Split Level Ground Floor

Approx. 92.0 sq. metres (990.3 sq. feet)



**Call Paddock Wood - 01892 836877 ■ [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

