



**OVER 60?**

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

**Price**

**£650,000**

**Freehold**

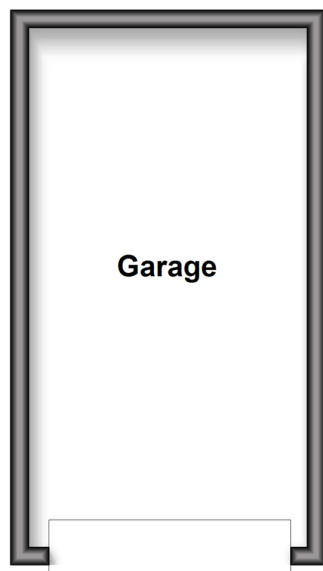
4x  3x  2x 

**Tully Drive, Paddock  
Wood, Tonbridge, Kent,  
TN12**

*Wards*  
Helping you move forwards

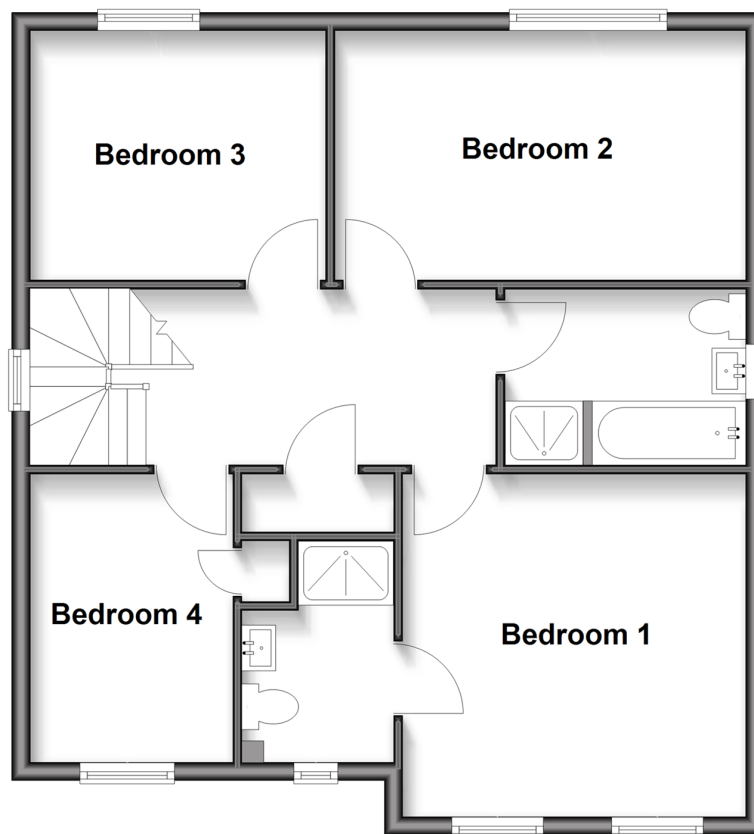
## Outbuilding

Approx. 17.3 sq. metres (186.2 sq. feet)



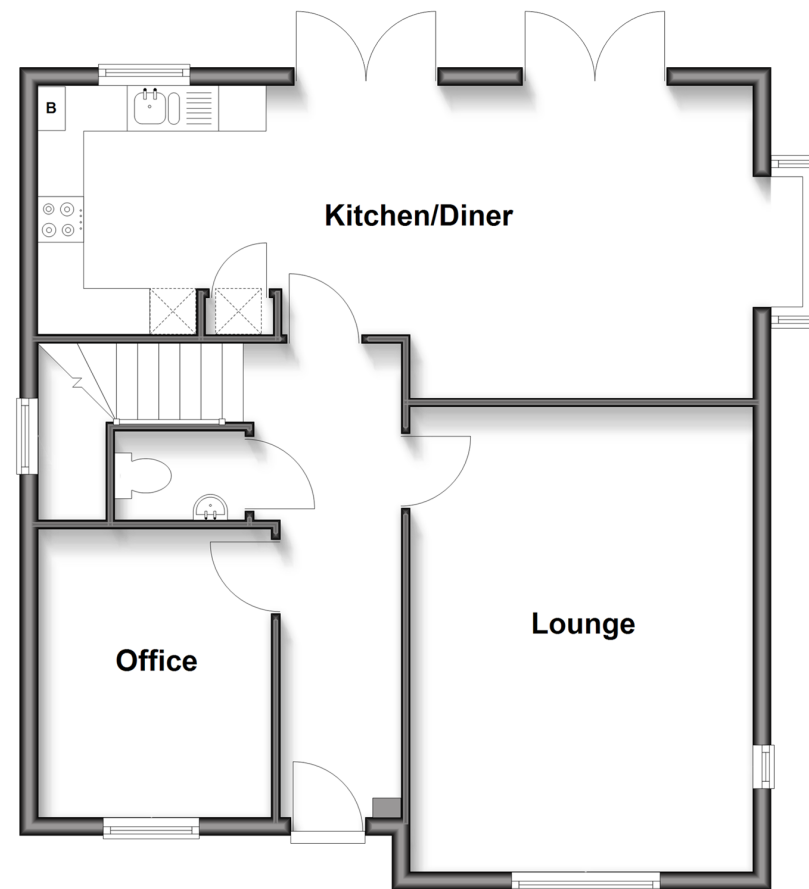
## First Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



## Ground Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Diner: 25'5 x 9'0 (7.75m x 2.75m)  
Lounge: 16'7 x 12'3 (5.06m x 3.74m)  
Office: 10'2 x 8'4 (3.10m x 2.54m)  
Cloakroom: 4'7 x 3'1 (1.40m x 0.94m)

Bedroom 3: 10'6 x 9'1 (3.20m x 2.77m)  
Bedroom 4: 10'2 x 7'5 (3.10m x 2.26m)  
Bathroom: 8'8 x 6'4 (2.64m x 1.93m)

### OUTSIDE

Garden  
Driveway

### FIRST FLOOR

Landing  
Bedroom 1: 12'2 x 12'0 (3.71m x 3.66m)  
En suite Bedroom 1: 7'6 x 5'3 (2.29m x 1.60m)  
Bedroom 2: 14'7 x 9'1 (4.45m x 2.77m)





## Main features

- Beautifully presented home on the edge of the popular Mascalls Grange development
- Large open plan kitchen/diner opening out to a generous garden
- Garage and off road parking
- A short distance from Paddock Wood mainline station with direct links to central London
- New build warranty in effect until 2034



### Nearest Schools

Primary Schools: Paddock Wood Primary 0.5 miles, Brenchley and Matfield C of E Voluntary Aided Primary 1.3 miles, Capel Primary 2.2 miles

Secondary Schools: Mascalls School 0.3 miles, Kent



### Transport Information

Train Stations: Paddock Wood 0.7 miles, Beltring 2.2 miles, Yalding 3.9 miles



### Address

Tully Drive, Paddock Wood, Tonbridge, Kent, TN12



### Directions

For directions to this property please contact us.





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