



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Toby Gardens, Hadlow,  
Tonbridge, Kent, TN11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented family home located in the heart of Hadlow
- Modern open plan kitchen/diner with integrated appliances
- Stunning rear garden it large patio area - perfect for entertaining
- Quiet cul-de-sac location popular with families
- Walking distance to local amenities, schools and countryside walks on your doorstep

## Accommodation

### GROUND FLOOR

Porch  
 Lounge: 17'9 x 10'8 (5.41m x 3.25m)  
 Kitchen/Diner: 21'10 x 11'6 (6.66m x 3.51m)  
 Shower Room

### FIRST FLOOR

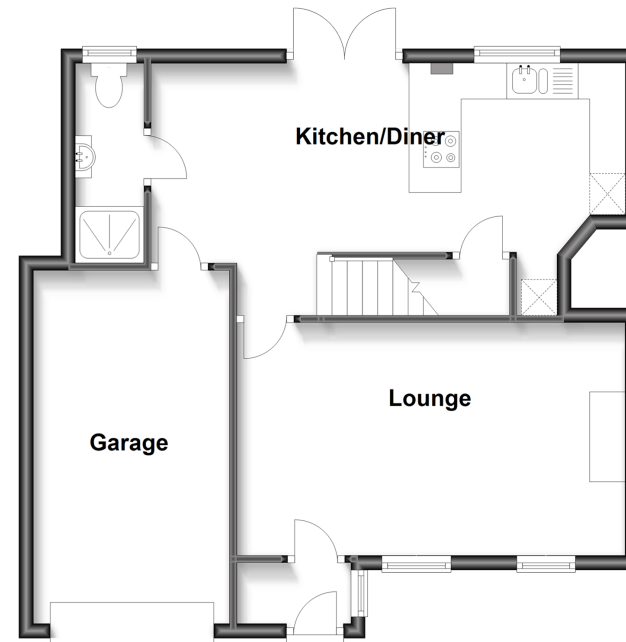
Landing  
 Bedroom 1: 11'9 x 10'8 (3.58m x 3.25m)  
 Bedroom 2: 9'5 x 9'4 (2.87m x 2.85m)  
 Bedroom 3: 8'7 x 7'0 (2.62m x 2.14m)  
 Bathroom

### OUTSIDE

Front & Rear Gardens  
 Garage  
 Off Road Parking

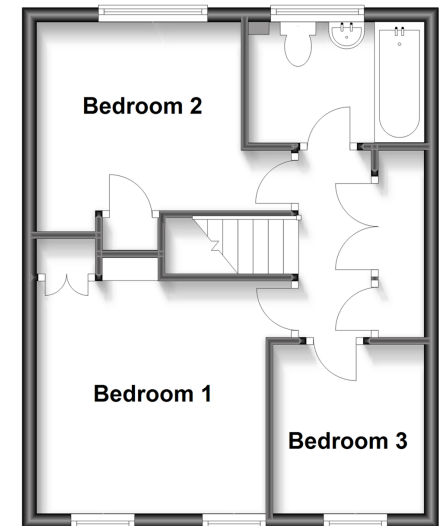
### Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Call Tonbridge - 01732 770755 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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