



**Price**  
**£475,000**

**Freehold**

2x  2x  1x 

**Mount Pleasant,  
Hildenborough,  
Tonbridge, Kent, TN11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Large beautifully presented annex in rear garden
- Green field next door to house
- Within sought after village location
- Victorian period property with character features
- Two double bedrooms and loft room currently used as a bedroom

## Accommodation

### GROUND FLOOR

Hallway  
 Snug: 11'0 x 10'1 (3.36m x 3.08m)  
 Lounge: 11'0 x 10'1 (3.36m x 3.08m)  
 Kitchen: 11'0 x 11'0 (3.36m x 3.36m)  
 Downstairs Shower Room

### FIRST FLOOR

Landing  
 Bedroom 1: 11'0 x 10'1 (3.36m x 3.08m)  
 Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)  
 Shower Room: 10'0 x 5'1 (3.05m x 1.55m)

### SECOND FLOOR

Landing  
 Loft Room: 12'1 x 9'1 (3.69m x 2.77m)

### ANNEXE

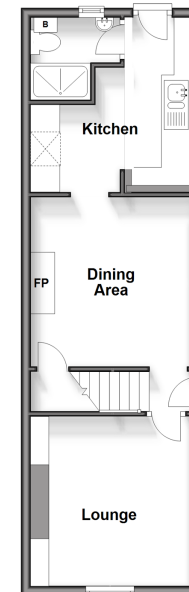
Annexe Kitchen/Lounge Area: 19'0 x 11'0 (5.80m x 3.36m)  
 Annexe Bedroom: 17'0 x 11'0 (5.19m x 3.36m)  
 Annexe Shower Room

### OUTSIDE

Rear Garden

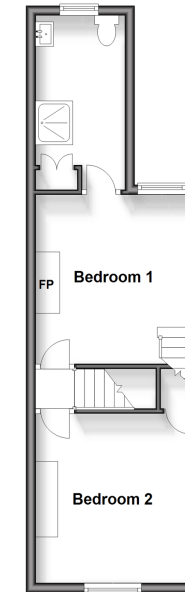
### Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



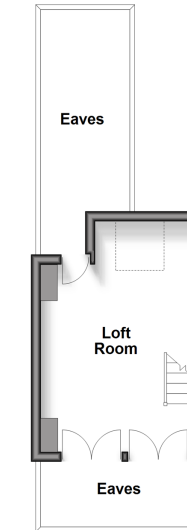
### First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



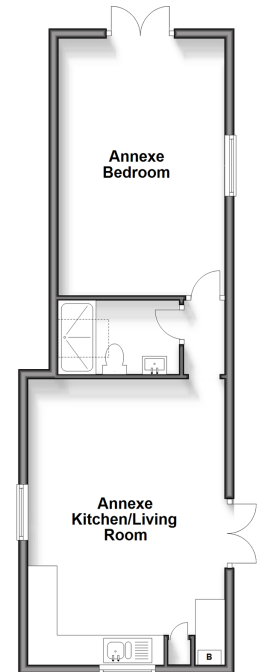
### Second Floor

Approx. 14.5 sq. metres (156.0 sq. feet)



### Annexe

Approx. 47.5 sq. metres (510.9 sq. feet)



Call Tonbridge - 01732 770755 ■ [wardsofkennt.co.uk](http://wardsofkennt.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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