



**Price**

**£475,000**

**Freehold**

3x  1x  2x 

**Burns Crescent,  
Tonbridge, Kent, TN9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Large rear garden with apple trees, sheds and patio area
- Driveway that can accommodate up to 4 cars
- Separate lounge, dining room and conservatory
- Downstairs cloakroom
- Potential for further development, loft conversion - subject to planning permission

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 16'6 x 10'11 (5.03m x 3.33m)

Kitchen: 14'6 x 6'6 (4.42m x 1.98m)

Dining Area: 10'11 x 10'0 (3.33m x 3.05m)

Conservatory: 16'4 x 9'4 (4.98m x 2.85m)

Utility Area: 17'10 x 6'1 (5.44m x 1.86m)

Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 14'1 x 10'4 (4.30m x 3.15m)

Bedroom 2: 11'1 x 9'11 (3.38m x 3.02m)

Bedroom 3: 11'1 x 6'3 (3.38m x 1.91m)

Bathroom

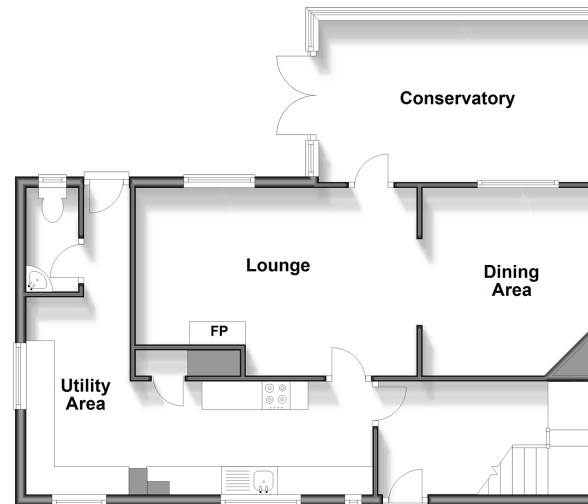
### OUTSIDE

Large Rear Garden

Off Road Parking

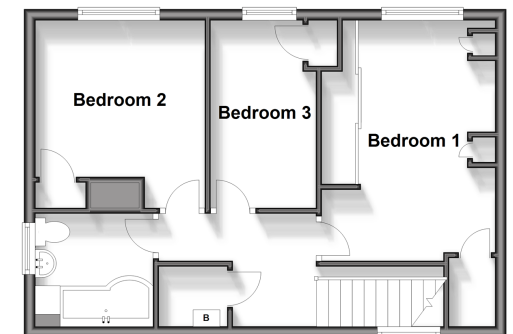
### Ground Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



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



14129944/20241031/SW/JW