



**OVER 60?**

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

**Price**

**£600,000**

**Freehold**

4x  2x  1x 

**Elm Grove,  
Hildenborough,  
Tonbridge, Kent, TN11**

*Wards*  
Helping you move forwards





## Main features

- **Detached house with double storey extension**
- **Very spacious layout ideal for families**
- **Landscaped garden with large lawn, patio area and shed**
- **Driveway for multiple cars and garage**
- **No forward chain**

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Kitchen: 12'7 x 11'2 (3.84m x 3.41m)  
Lounge: 20'6 x 14'4 (6.25m x 4.37m)  
Dining Room: 15'9 x 10'1 (4.80m x 3.08m)

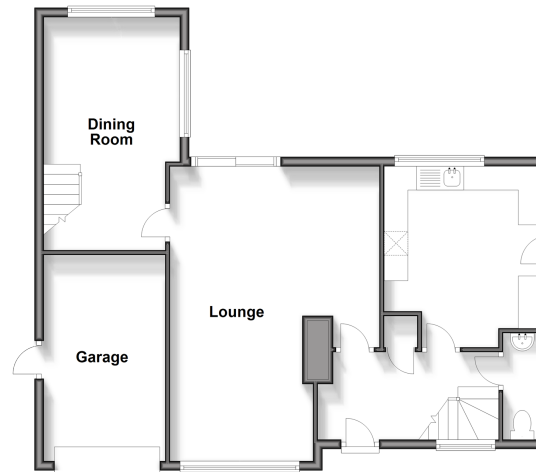
### FIRST FLOOR

Landing  
Bedroom 1: 14'3 x 11'9 (4.35m x 3.58m)  
Bedroom 2: 11'9 x 11'3 (3.58m x 3.43m)  
Bedroom 3: 11'11 x 8'3 (3.63m x 2.52m)  
Bedroom 4: 9'10 x 6'11 (3.00m x 2.11m)  
Shower Room

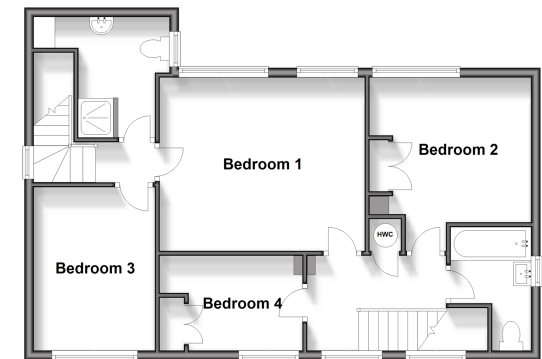
### OUTSIDE

Front & Rear Gardens  
Garage  
Driveway

**Ground Floor**  
Approx. 72.3 sq. metres (778.7 sq. feet)



**First Floor**  
Approx. 64.4 sq. metres (693.0 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



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