



**Price**

**£825,000**

**Freehold**

3x  1x  2x 

**Malton Way, Tunbridge  
Wells, Kent, TN2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Substantial family home in the sought after area of Sandown Park**
- **Large bright dual aspect lounge**
- **Stunning rear garden with patio area and pond**
- **Garage and driveway offering ample parking**
- **Within the catchment area for prestigious schools**

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 25'3 x 11'5 (7.70m x 3.48m)

Dining Room: 15'6 x 11'4 (4.73m x 3.46m)

Kitchen: 12'2 x 10'4 (3.71m x 3.15m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'5 x 9'9 (3.79m x 2.97m)

Bedroom 2: 11'5 x 10'1 (3.48m x 3.08m)

Bedroom 3: 10'7 x 8'11 (3.23m x 2.72m)

Shower Room: 7'5 x 6'8 (2.26m x 2.03m)

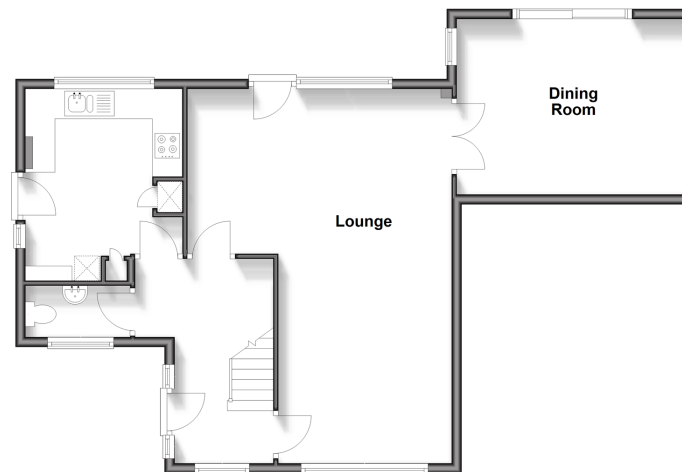
### OUTSIDE

Front & Rear Gardens

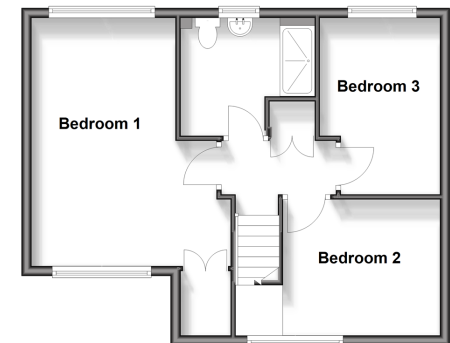
Driveway

Garage

**Ground Floor**  
Approx. 73.9 sq. metres (795.8 sq. feet)



**First Floor**  
Approx. 49.3 sq. metres (531.2 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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