



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Hilltop, Tonbridge, Kent,  
TN9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A most attractive modern semi detached house
- Well proportioned and well appointed accommodation
- Ideally located for schools, High Street and station
- Lovely conservatory overlooking the garden
- Sold with the benefit of no onward chain

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge/Diner: 22'3 x 10'9 (6.79m x 3.28m)  
Kitchen: 8'8 x 7'11 (2.64m x 2.41m)  
Conservatory: 10'6 x 9'5 (3.20m x 2.87m)

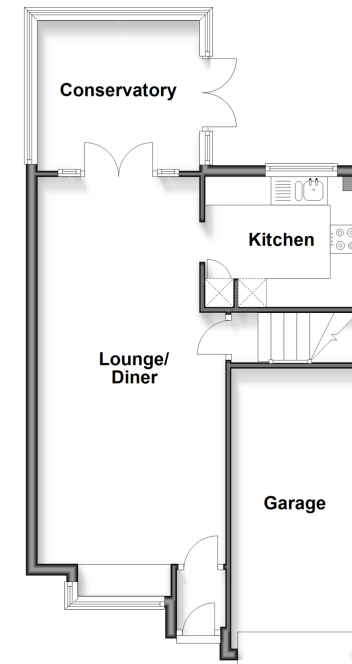
### FIRST FLOOR

Landing  
Bedroom 1: 13'3 x 9'11 (4.04m x 3.02m)  
Bedroom 2: 9'11 x 8'4 (3.02m x 2.54m)  
Bedroom 3: 8'2 x 7'5 (2.49m x 2.26m)

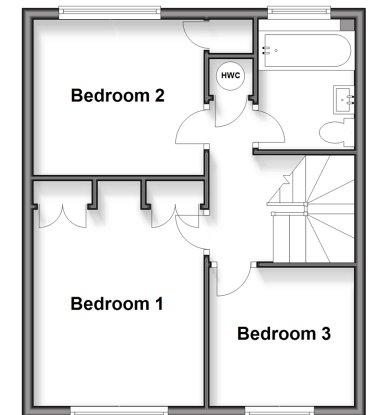
### OUTSIDE

Front & Rear Gardens  
Garage  
Off Road Parking

**Ground Floor**  
Approx. 52.0 sq. metres (559.6 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.7 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 50% less, by purchasing a Lifetime Lease.

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